

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: SeaTac/ 50

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 575

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$59,200	\$137,400	\$196,600	\$210,900	93.2%	8.60%
2004 Value	\$62,600	\$146,100	\$208,700	\$210,900	99.0%	8.61%
Change	+\$3,400	+\$8,700	+\$12,100		+5.8%	-0.01%
% Change	+5.7%	+6.3%	+6.2%		+6.2%	-0.12%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -0.12% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$62,000	\$136,200	\$198,200
2004 Value	\$65,600	\$144,800	\$210,400
Percent Change	+5.8%	+6.3%	+6.2%

Number of one to three unit residences in the Population: 6036

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 6.4% was used thus improving equalization.

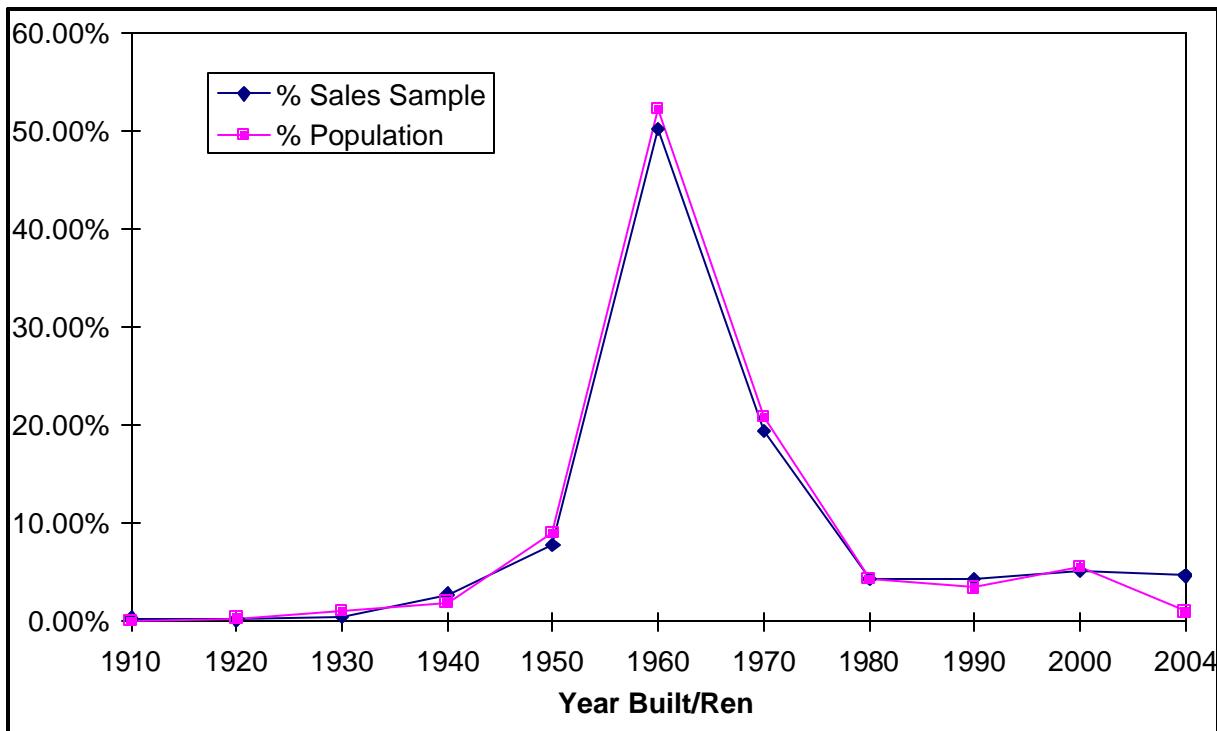
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.35%
1920	1	0.17%
1930	3	0.52%
1940	16	2.78%
1950	45	7.83%
1960	289	50.26%
1970	112	19.48%
1980	25	4.35%
1990	25	4.35%
2000	30	5.22%
2004	27	4.70%
	575	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.07%
1920	20	0.33%
1930	63	1.04%
1940	118	1.95%
1950	547	9.06%
1960	3157	52.30%
1970	1261	20.89%
1980	264	4.37%
1990	208	3.45%
2000	334	5.53%
2004	60	0.99%
	6036	

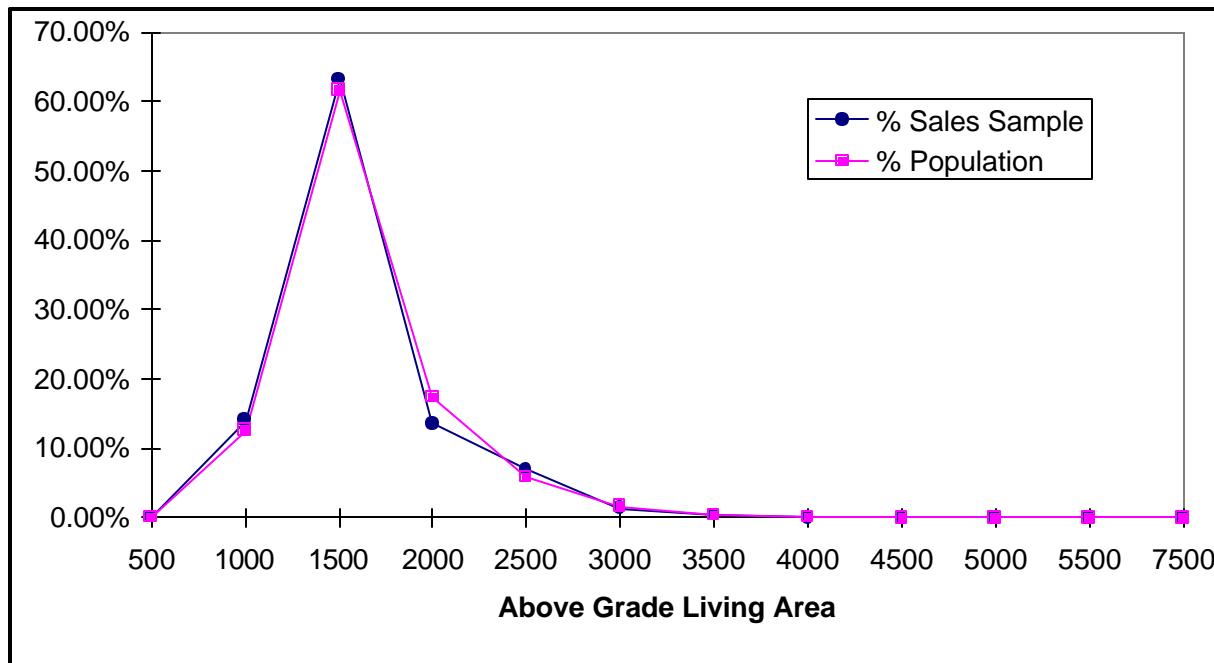


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.17%
1000	81	14.09%
1500	364	63.30%
2000	78	13.57%
2500	41	7.13%
3000	8	1.39%
3500	2	0.35%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	575	

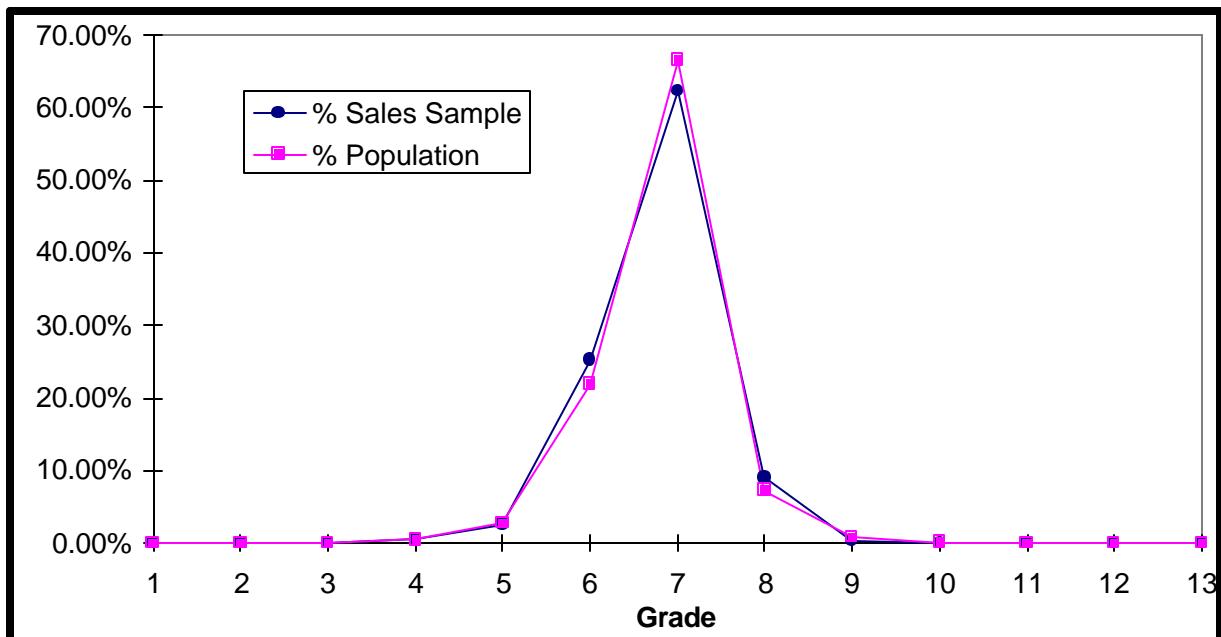
Population		
AGLA	Frequency	% Population
500	10	0.17%
1000	761	12.61%
1500	3721	61.65%
2000	1052	17.43%
2500	353	5.85%
3000	101	1.67%
3500	26	0.43%
4000	8	0.13%
4500	2	0.03%
5000	0	0.00%
5500	0	0.00%
7500	2	0.03%
	6036	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

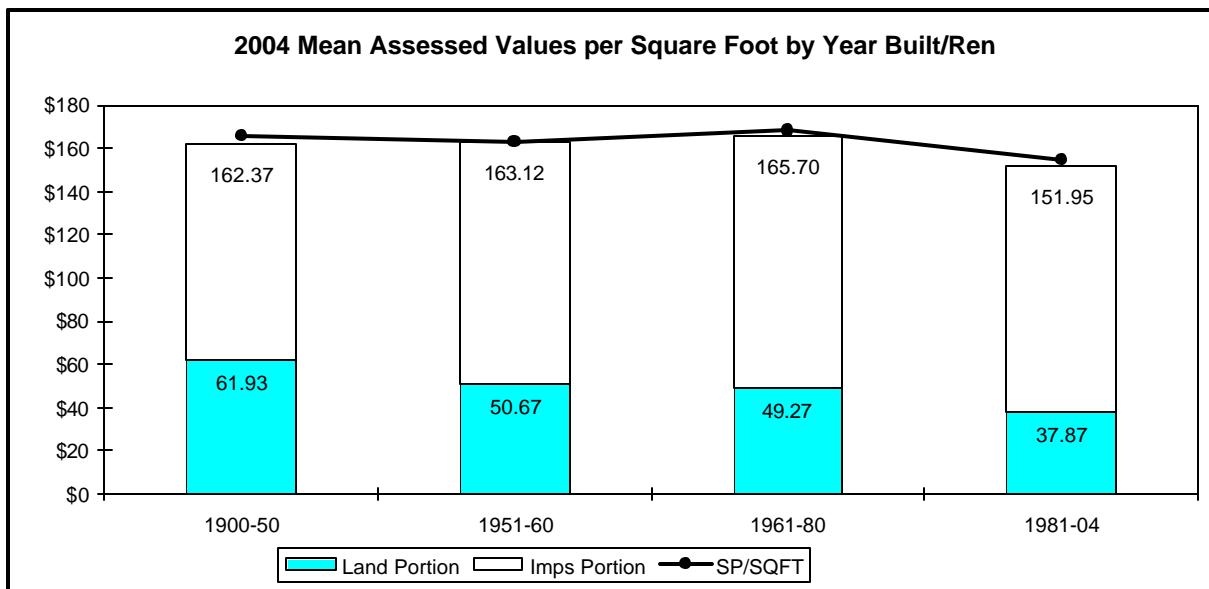
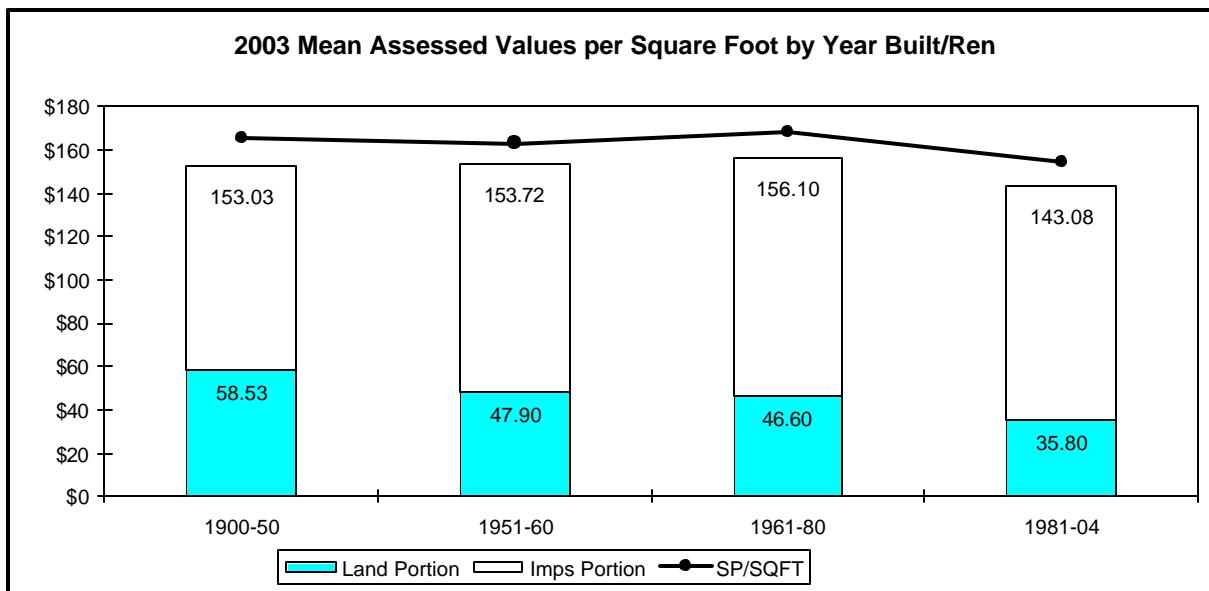
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.03%
4	3	0.52%	4	29	0.48%
5	15	2.61%	5	165	2.73%
6	145	25.22%	6	1322	21.90%
7	358	62.26%	7	4015	66.52%
8	52	9.04%	8	442	7.32%
9	2	0.35%	9	48	0.80%
10	0	0.00%	10	10	0.17%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
	575			6036	



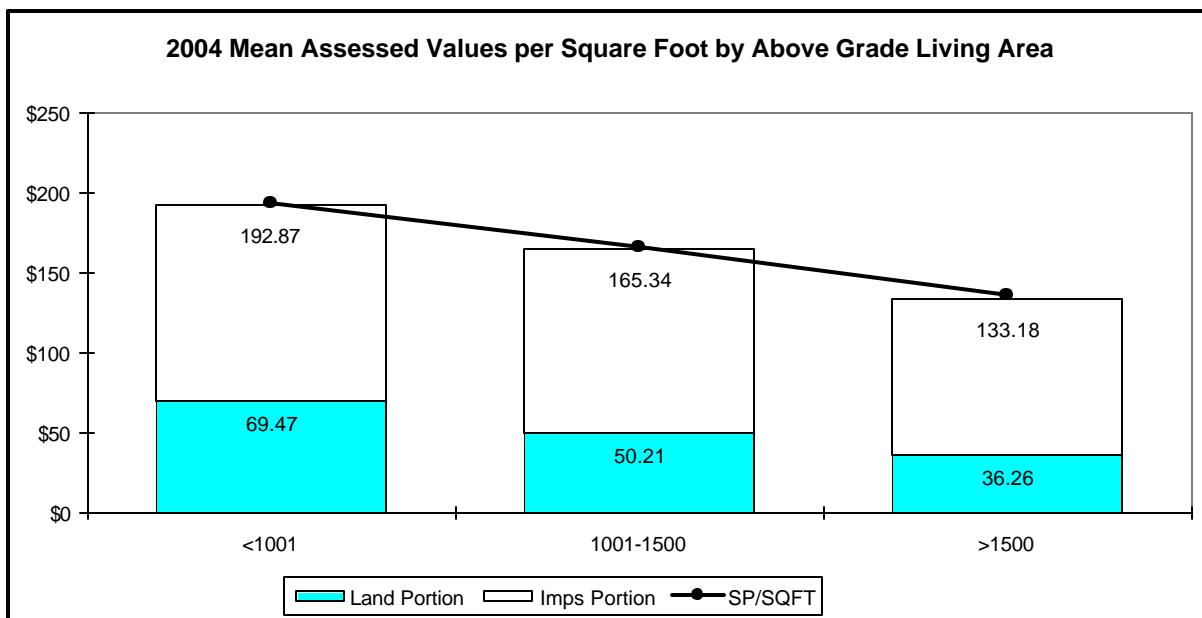
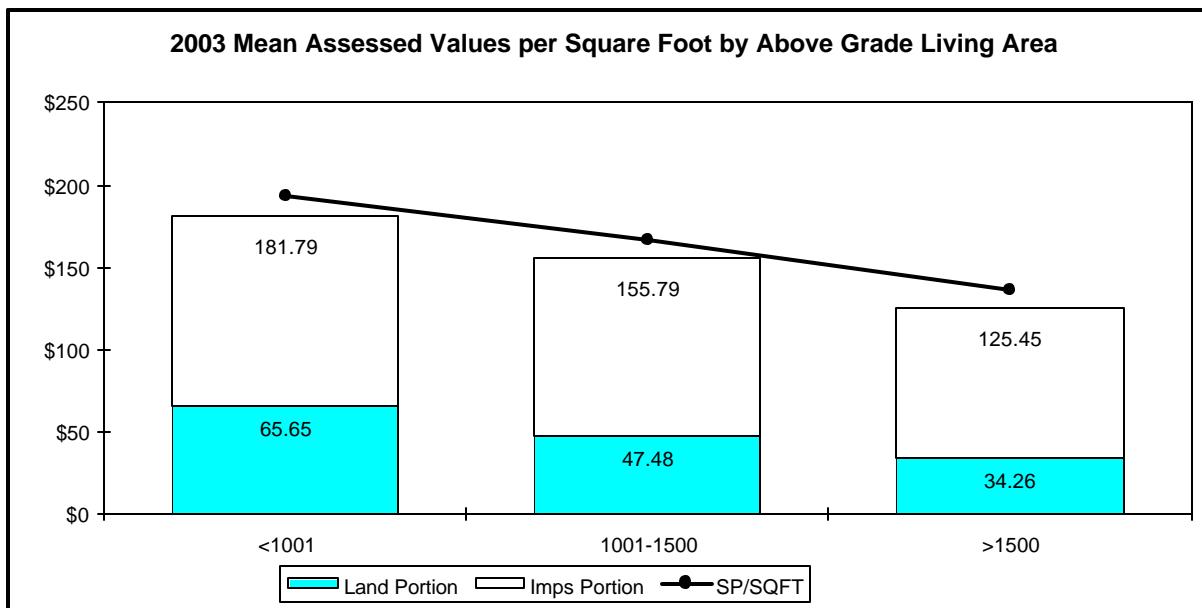
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



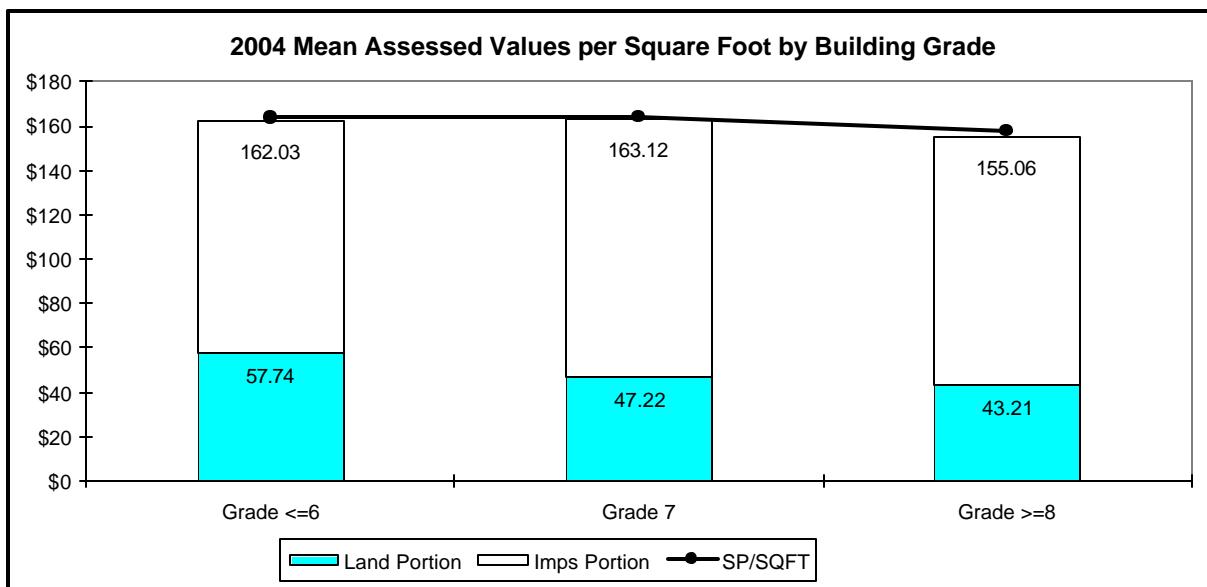
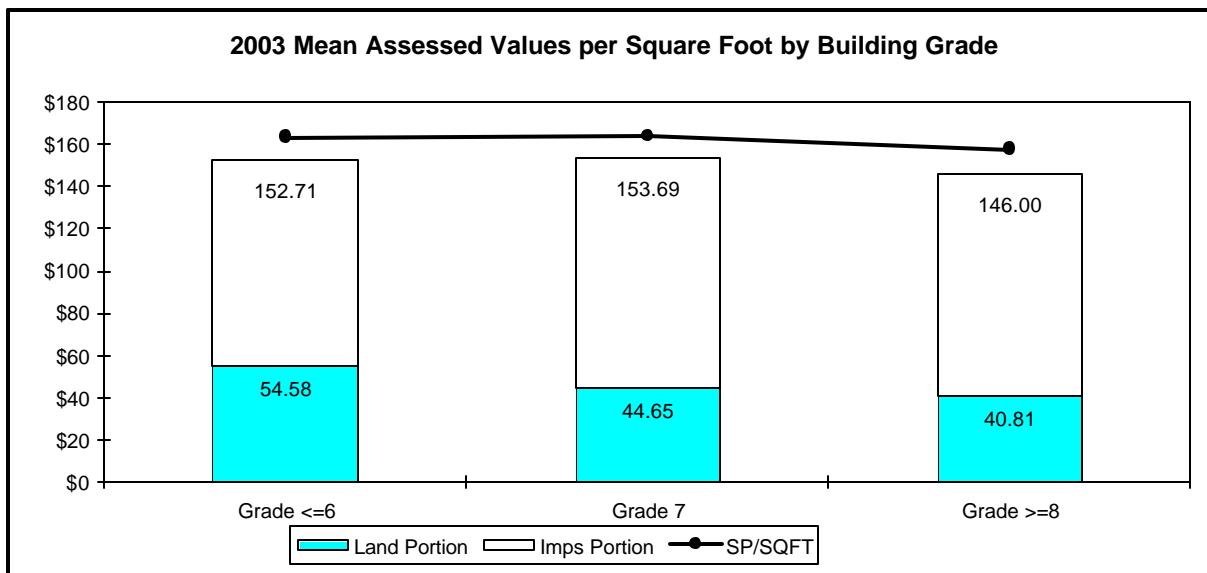
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the **14** usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **5.8%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$\text{2004 Land Value} = \text{2003 Land Value} \times \text{1.064}, \text{with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **575** usable residential sales in the area.

Improved Parcel Update (continued)

The analysis results showed that characteristic-based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.064 was used thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .93985$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.063)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.063, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 50 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall with no additional adjustments

6.40%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

An overall single rate adjustment was selected for Area 50.

*This area was physically inspected in 2002

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 50 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.990

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
<=6	163	0.929	0.986	6.1%	0.971	1.000
7	358	0.936	0.993	6.1%	0.985	1.002
>=8	54	0.920	0.978	6.2%	0.953	1.002
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1900-1950	67	0.920	0.976	6.1%	0.951	1.002
1951-1960	289	0.941	0.999	6.1%	0.989	1.009
1961-1980	137	0.926	0.983	6.2%	0.969	0.998
1981-2004	82	0.923	0.980	6.2%	0.964	0.997
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
Fair/Average	417	0.934	0.992	6.1%	0.983	1.000
Good/Very Good	158	0.926	0.983	6.1%	0.971	0.995
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1	478	0.935	0.993	6.1%	0.985	1.001
1.5	36	0.916	0.972	6.1%	0.942	1.002
2	61	0.921	0.978	6.2%	0.957	0.999
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
<1001	82	0.938	0.996	6.1%	0.973	1.018
1001-1500	364	0.936	0.993	6.1%	0.985	1.002
>1500	129	0.921	0.978	6.2%	0.964	0.992
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
N	500	0.936	0.993	6.1%	0.986	1.001
Y	75	0.913	0.970	6.2%	0.946	0.993

Area 50 Annual Update Ratio Confidence Intervals

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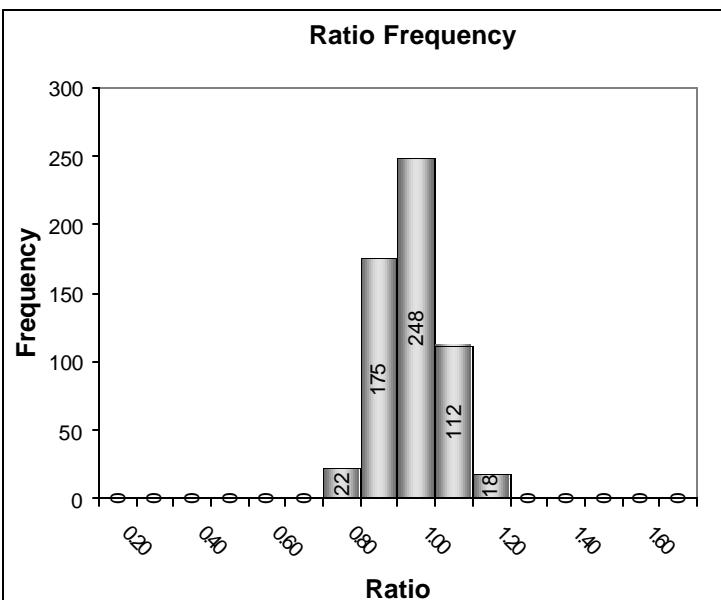
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	500	0.936	0.993	6.1%	0.986	1.001
Y	75	0.913	0.970	6.2%	0.946	0.993
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	199	0.936	0.994	6.1%	0.982	1.006
8	150	0.938	0.996	6.1%	0.981	1.010
9	226	0.925	0.982	6.1%	0.971	0.993
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<7201	73	0.934	0.991	6.1%	0.973	1.009
7201-9600	300	0.941	0.999	6.1%	0.989	1.009
>9600	202	0.919	0.976	6.1%	0.963	0.988

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SW District/Team 1	Lien Date: 01/01/2003	Date of Report: 5/24/2004	Sales Dates: 1/2002 - 12/2003
Area SeaTac	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 575 Mean Assessed Value 196,600 Mean Sales Price 210,900 Standard Deviation AV 44,194 Standard Deviation SP 53,316			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.940 Median Ratio 0.940 Weighted Mean Ratio 0.932			
UNIFORMITY			
Lowest ratio 0.715 Highest ratio: 1.164 Coefficient of Dispersion 6.95% Standard Deviation 0.081 Coefficient of Variation 8.60% Price Related Differential (PRD) 1.009			
RELIABILITY			
95% Confidence: Median Lower limit 0.931 Upper limit 0.950			
95% Confidence: Mean Lower limit 0.934 Upper limit 0.947			
SAMPLE SIZE EVALUATION			
N (population size) 6036 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.081 Recommended minimum: 10 Actual sample size: 575 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 288 # ratios above mean: 287 Z: 0.042 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



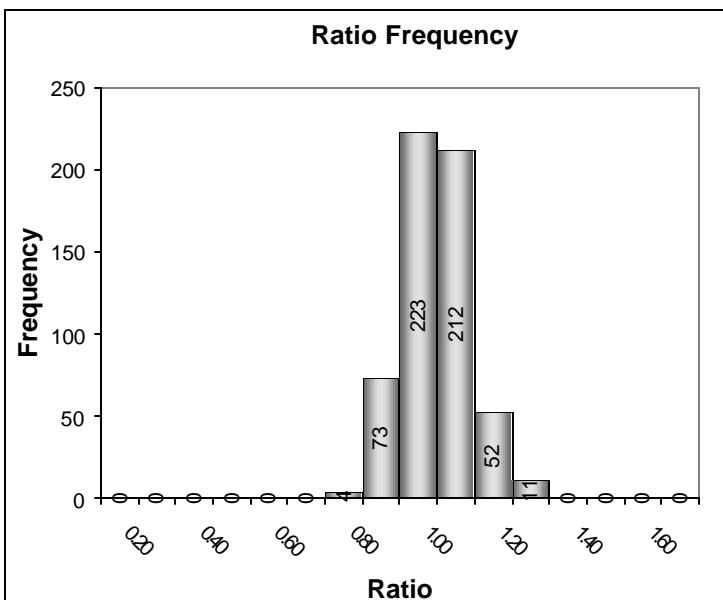
COMMENTS:

1 to 3 Unit Residences throughout area 50

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SW District/Team 1	Lien Date: 01/01/2004	Date of Report: 5/24/2004	Sales Dates: 1/2002 - 12/2003
Area SeaTac	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 575			
<i>Mean Assessed Value</i>	208,700		
<i>Mean Sales Price</i>	210,900		
<i>Standard Deviation AV</i>	47,011		
<i>Standard Deviation SP</i>	53,316		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	0.998		
<i>Weighted Mean Ratio</i>	0.990		
UNIFORMITY			
<i>Lowest ratio</i>	0.759		
<i>Highest ratio:</i>	1.231		
<i>Coefficient of Dispersion</i>	6.95%		
<i>Standard Deviation</i>	0.086		
<i>Coefficient of Variation</i>	8.61%		
<i>Price Related Differential (PRD)</i>	1.009		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.006		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.005		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6036		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.086		
Recommended minimum:	12		
<i>Actual sample size:</i>	575		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	289		
# ratios above mean:	286		
<i>Z:</i>	0.125		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 50

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
002	789380	2960	6/24/02	\$117,000	450	0	4	1949	3	7500	Y	N	21203 4TH AV S
002	768620	5020	8/21/03	\$131,950	900	0	5	1940	2	7500	N	N	1204 S 207TH ST
002	768620	5715	7/1/02	\$136,600	930	0	5	1936	3	15000	N	N	1217 S 207TH ST
002	789380	8165	9/25/03	\$166,830	940	0	5	1945	3	7525	N	N	121 S 208TH ST
002	768620	4190	5/29/03	\$170,000	1000	0	5	1955	4	11000	N	N	20438 12TH PL S
002	789380	6260	3/12/02	\$197,000	1470	0	5	1947	5	12500	N	N	20921 5TH AV S
002	789380	7595	6/25/02	\$144,500	770	0	6	1953	3	9500	N	N	20804 4TH AV S
002	768620	4405	5/10/02	\$138,000	800	0	6	1954	4	7000	N	N	20618 15TH AV S
002	768620	2730	6/11/03	\$155,000	830	0	6	1954	4	8000	N	N	20118 12TH PL S
002	789320	4611	8/23/02	\$153,000	840	120	6	1942	4	11500	N	N	20233 7TH AV S
002	768620	2635	2/11/02	\$147,000	900	0	6	1954	4	8000	N	N	20113 13TH AV S
002	789320	5120	10/1/02	\$158,000	910	0	6	1930	4	5000	N	N	20217 4TH AV S
002	092204	9134	1/14/03	\$165,000	930	0	6	1949	4	16052	N	N	21332 24TH AV S
002	294600	1485	6/23/03	\$179,000	950	400	6	1955	3	6300	N	N	20230 9TH AV S
002	294600	1510	5/3/02	\$179,900	950	640	6	1955	4	6300	N	N	20218 9TH AV S
002	294600	1485	1/11/02	\$161,000	950	400	6	1955	3	6300	N	N	20230 9TH AV S
002	768620	2715	10/13/03	\$172,000	970	0	6	1954	3	8000	N	N	20110 12TH PL S
002	768620	2331	11/19/03	\$204,000	970	460	6	1954	4	8000	N	N	20119 15TH AV S
002	768620	1820	9/8/03	\$164,950	970	0	6	1954	3	7500	N	N	20017 14TH AV S
002	789380	3075	3/28/02	\$192,500	980	220	6	1934	3	9137	Y	N	21228 4TH AV S
002	789320	5600	11/8/02	\$221,000	1000	820	6	1955	4	6500	N	N	20209 1ST PL S
002	432470	0025	5/22/02	\$169,950	1000	0	6	1955	4	8012	N	N	3040 S 201ST ST
002	432470	0080	2/11/02	\$157,000	1000	0	6	1955	3	8947	N	N	3048 S 202ND ST
002	789320	6385	2/26/03	\$153,000	1000	0	6	1953	3	10750	N	N	20106 4TH AV S
002	768620	3146	7/30/03	\$150,000	1010	0	6	1954	3	8000	N	N	20228 14TH AV S
002	092204	9209	12/19/02	\$177,619	1020	0	6	1954	3	12563	N	N	2415 S 208TH ST
002	789320	3266	10/14/03	\$199,000	1040	240	6	1947	3	8960	N	N	218 S 206TH ST
002	768620	3080	7/27/02	\$143,000	1040	0	6	1954	4	8000	N	N	1418 S 204TH ST
002	789320	7840	4/9/02	\$157,500	1050	0	6	1954	3	7166	N	N	20005 4TH AV S
002	789320	8150	1/8/02	\$180,000	1050	320	6	1980	3	7500	N	N	20012 OCCIDENTAL AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
002	789320	4880	10/20/03	\$187,500	1060	0	6	1979	3	7500	N	N	20218 4TH PL S
002	789320	4881	10/22/03	\$180,000	1060	0	6	1979	3	9675	N	N	20212 4TH PL S
002	294600	0914	5/29/02	\$159,000	1070	0	6	1954	4	6633	N	N	20127 DES MOINES MEMORIAL DR S
002	768620	2105	6/13/02	\$190,000	1080	0	6	1968	3	5000	N	N	20011 12TH PL S
002	294600	1836	7/3/02	\$150,000	1080	0	6	1951	4	9488	N	N	20413 8TH AV S
002	931530	0260	7/31/03	\$184,000	1100	0	6	1980	3	7600	N	N	1215 S 211TH ST
002	768620	1990	7/11/02	\$170,000	1100	0	6	1963	3	5000	N	N	1242 S 201ST ST
002	789320	0055	10/1/03	\$265,000	1120	1030	6	1965	4	5375	N	N	20713 1ST PL S
002	864400	0170	9/2/03	\$227,500	1120	640	6	1961	3	8080	N	N	20344 34TH AV S
002	294600	3210	11/19/02	\$169,000	1150	0	6	1953	3	12938	N	N	20609 8TH AV S
002	931531	0190	7/2/02	\$154,950	1160	0	6	1969	3	5768	N	N	1125 S 211TH PL
002	768620	1715	6/12/03	\$168,000	1180	0	6	1967	3	5800	N	N	20004 14TH AV S
002	294600	1615	10/29/02	\$165,000	1190	0	6	1955	3	7955	N	N	20203 9TH AV S
002	294600	1645	4/17/03	\$167,500	1200	0	6	1958	4	8063	N	N	20220 8TH AV S
002	768620	3000	7/22/03	\$184,000	1210	0	6	1954	4	8000	N	N	20234 15TH AV S
002	344500	0238	6/5/03	\$183,000	1210	250	6	1932	3	23332	N	N	2500 S 208TH ST
002	789320	3550	4/21/03	\$166,500	1220	0	6	1954	3	7500	N	N	20415 4TH PL S
002	768620	4620	1/30/02	\$152,200	1240	0	6	1955	3	7525	N	N	20603 14TH AV S
002	768620	4380	8/15/03	\$180,000	1250	0	6	1954	4	7000	N	N	20602 15TH AV S
002	789320	3595	7/1/03	\$169,000	1260	0	6	1954	4	7500	N	N	416 S 206TH ST
002	768620	3690	1/13/03	\$174,950	1270	0	6	1954	4	8000	N	N	20418 15TH AV S
002	768620	2580	6/17/02	\$166,000	1270	0	6	1954	4	7500	N	N	20122 13TH AV S
002	768620	5190	7/24/02	\$146,000	1270	0	6	1954	3	7700	N	N	20703 15TH AV S
002	612360	0205	2/14/02	\$184,000	1310	0	6	1953	3	7597	N	N	305 S 199TH ST
002	789320	4931	4/29/03	\$180,000	1350	0	6	1979	4	6250	N	N	20228 4TH PL S
002	432470	0060	10/21/02	\$170,000	1360	0	6	1955	3	8978	N	N	3049 S 201ST ST
002	789380	5975	9/10/03	\$250,000	1370	0	6	1934	5	5375	Y	N	20935 4TH AV S
002	768620	3995	9/29/03	\$167,500	1370	0	6	1954	4	8000	N	N	20412 13TH AV S
002	432470	0105	2/5/02	\$162,000	1410	0	6	1956	3	8350	N	N	3016 S 202ND ST
002	294600	1962	1/16/03	\$164,000	1440	0	6	1958	3	6000	N	N	20431 9TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
002	359600	0020	4/19/02	\$265,000	1490	610	6	1980	3	10000	Y	N	20826 9TH AV S
002	501820	0055	8/15/03	\$236,500	1600	0	6	1923	5	18424	Y	N	2908 S 216TH ST
002	294600	1600	3/25/03	\$193,000	1670	0	6	1955	3	6773	N	N	20211 9TH AV S
002	344500	0236	11/14/02	\$222,000	1730	0	6	1967	3	16547	N	N	20712 25TH AV S
002	768620	3160	5/27/03	\$184,000	1920	0	6	1954	3	8000	N	N	1404 S 204TH ST
002	789380	0614	11/13/02	\$260,000	2050	0	6	1980	3	7500	Y	N	21503 6TH AV S
002	789320	5300	8/28/02	\$185,250	860	290	7	1955	3	7500	N	N	20219 3RD AV S
002	789320	3485	11/20/03	\$213,000	900	500	7	1987	3	5200	N	N	20430 4TH AV S
002	508310	0050	6/13/02	\$167,500	920	0	7	1955	4	8850	N	N	21138 31ST AV S
002	789320	2550	5/13/02	\$175,000	950	0	7	1961	3	7525	N	N	20635 2ND AV S
002	789380	6785	8/28/03	\$319,000	960	960	7	1954	5	9219	Y	N	20902 7TH PL S
002	789320	5525	6/18/03	\$227,800	960	450	7	1955	5	6400	N	N	20208 1ST PL S
002	789380	8220	2/5/03	\$194,950	990	0	7	1960	3	8062	N	N	20835 1ST PL S
002	789320	6355	7/3/03	\$178,000	1010	0	7	1958	3	7500	N	N	20129 4TH AV S
002	092204	9339	5/15/02	\$173,350	1010	0	7	1962	3	8576	N	N	20822 25TH AV S
002	789320	5190	8/23/02	\$197,000	1010	580	7	1956	3	6250	N	N	301 S 202ND ST
002	768620	4970	3/9/02	\$159,000	1010	0	7	1960	4	10000	N	N	20621 12TH PL S
002	789320	5670	5/2/02	\$203,000	1020	450	7	1958	3	6375	N	N	20204 1ST AV S
002	092204	9297	2/5/03	\$170,000	1020	0	7	1959	3	12000	N	N	2522 S 209TH PL
002	294600	2600	3/24/03	\$234,500	1020	880	7	1995	3	7503	Y	N	20636 11TH AV S
002	508300	0075	4/29/02	\$163,000	1020	0	7	1956	3	9720	N	N	21203 32ND AV S
002	864400	0190	1/10/02	\$198,000	1020	380	7	1960	4	11322	N	N	20352 34TH AV S
002	789380	7710	1/24/02	\$159,950	1020	0	7	1958	3	5375	N	N	20819 4TH AV S
002	294600	0530	8/4/03	\$224,500	1030	770	7	1962	4	5000	N	N	20129 9TH AV S
002	931530	0030	5/26/03	\$154,200	1030	0	7	1969	3	7350	N	N	1217 S 211TH PL
002	294600	0165	3/19/02	\$195,000	1040	860	7	1958	4	8063	N	N	904 S 201ST ST
002	789320	6590	9/23/03	\$211,000	1050	250	7	1961	3	6450	N	N	20128 4TH PL S
002	789320	6566	6/14/02	\$220,000	1050	700	7	1961	4	6450	N	N	20116 4TH PL S
002	789320	7513	6/25/02	\$209,250	1050	480	7	1973	3	5850	N	N	20017 6TH AV S
002	768620	4255	8/26/03	\$199,950	1060	340	7	1956	4	7500	N	N	20429 12TH PL S
002	200800	0050	11/25/03	\$223,500	1070	1070	7	1962	3	9660	N	N	21421 14TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
002	294600	4057	9/29/03	\$180,250	1080	0	7	2000	3	2102	N	N	20607 12TH AV S
002	864400	0070	6/20/02	\$205,000	1080	520	7	1960	3	8470	N	N	3410 S 203RD ST
002	294600	4062	8/14/02	\$166,000	1080	0	7	2001	3	2114	N	N	20603 12TH AV S
002	294600	2750	7/14/03	\$237,950	1090	120	7	1959	3	7500	N	N	20636 10TH AV S
002	789380	7860	9/8/03	\$220,000	1090	0	7	1954	3	9137	N	N	20819 3RD AV S
002	789320	4696	6/19/03	\$212,000	1090	470	7	1959	3	6987	N	N	20223 6TH AV S
002	789380	7926	3/11/02	\$170,000	1090	0	7	1957	3	6450	N	N	20810 2ND AV S
002	294600	3705	11/1/02	\$222,000	1100	340	7	1956	3	6105	Y	N	1022 S 208TH ST
002	789380	0375	8/27/02	\$237,817	1100	400	7	1982	3	7500	Y	N	21403 4TH PL S
002	789320	0923	4/9/03	\$188,000	1100	0	7	1954	3	8160	N	N	504 S 208TH ST
002	294600	2170	4/18/02	\$225,000	1100	740	7	1961	4	11225	N	N	20411 10TH AV S
002	789320	0625	6/26/02	\$220,000	1100	730	7	1957	4	7500	N	N	20720 4TH AV S
002	931531	0130	8/22/02	\$159,500	1110	0	7	1969	3	8320	N	N	1120 S 211TH PL
002	789320	7740	3/13/02	\$180,000	1110	570	7	1967	3	5000	N	N	20011 4TH PL S
002	508300	0045	2/21/03	\$179,300	1120	0	7	1956	3	7000	N	N	21210 32ND AV S
002	864400	0120	8/19/03	\$230,000	1130	1130	7	1960	3	8352	N	N	20314 34TH AV S
002	789320	0035	12/26/02	\$182,000	1130	0	7	1963	3	5375	N	N	20703 1ST PL S
002	789320	0840	4/7/03	\$172,000	1140	0	7	1955	3	7500	N	N	443 S 207TH ST
002	789320	0840	6/21/02	\$168,500	1140	0	7	1955	3	7500	N	N	443 S 207TH ST
002	789380	8030	2/25/03	\$205,000	1140	600	7	1957	3	7275	N	N	20821 2ND AV S
002	359600	0340	10/15/03	\$277,000	1150	260	7	1969	3	7590	Y	N	747 S 209TH ST
002	200800	0120	8/8/03	\$231,000	1150	500	7	1961	3	9625	N	N	21231 14TH AV S
002	286830	0050	8/14/03	\$217,400	1150	450	7	1955	4	10560	N	N	708 S 212TH ST
002	789320	1040	6/17/02	\$187,500	1150	0	7	1988	3	6500	N	N	604 S 208TH ST
002	789380	4325	3/27/02	\$297,000	1150	1150	7	1967	5	11287	Y	N	21003 6TH AV S
002	768620	5021	2/7/03	\$235,000	1150	690	7	2002	3	8063	N	N	20620 12TH AV S
002	359600	0340	1/21/02	\$229,950	1150	260	7	1969	3	7590	Y	N	747 S 209TH ST
002	789380	5452	10/18/02	\$199,000	1160	800	7	1966	3	6375	N	N	20924 1ST AV S
002	093700	0130	6/5/02	\$179,000	1160	0	7	1960	3	11222	N	N	3411 S 201ST ST
002	175300	0070	4/11/03	\$216,500	1170	870	7	1960	3	9975	N	N	20812 15TH AV S
002	789380	4000	11/25/03	\$279,000	1180	160	7	1959	3	10320	Y	N	21003 7TH PL S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
002	501820	0035	2/21/02	\$213,500	1190	1190	7	1959	3	10096	N	N	21415 29TH AV S
002	789320	7955	8/29/03	\$235,000	1200	600	7	1967	3	7339	N	N	20005 3RD AV S
002	768620	4170	7/31/03	\$234,500	1200	450	7	1956	4	10000	N	N	20420 12TH PL S
002	859390	0050	4/24/03	\$255,000	1200	360	7	1963	3	8529	Y	N	21205 5TH AV S
002	508300	0405	7/23/03	\$182,000	1210	0	7	1955	3	9450	N	N	21225 31ST AV S
002	769860	0010	5/20/03	\$237,000	1210	1100	7	1959	3	8640	N	N	20306 10TH AV S
002	789320	1150	4/21/03	\$236,000	1210	400	7	1987	3	6987	N	N	20725 7TH PL S
002	789320	2745	4/28/03	\$155,000	1210	0	7	1952	3	6375	N	N	20608 1ST AV S
002	789320	2405	8/1/02	\$234,950	1220	140	7	1963	3	8000	N	N	207 S 206TH ST
002	200800	0420	12/20/02	\$230,000	1220	1220	7	1962	3	10179	N	N	21205 15TH AV S
002	789320	5065	10/9/02	\$188,200	1230	0	7	1962	3	7500	N	N	20220 4TH AV S
002	789320	6425	10/22/02	\$176,000	1230	0	7	1954	3	6450	N	N	20124 4TH AV S
002	931531	0170	10/13/03	\$172,500	1230	0	7	1969	3	7200	N	N	21112 11TH AV S
002	931531	0060	2/26/02	\$169,950	1230	0	7	1969	3	8556	N	N	1157 S 210TH ST
002	286830	0090	11/9/02	\$203,000	1240	0	7	1956	3	30150	Y	N	954 S 211TH ST
002	789320	2450	6/9/03	\$229,000	1250	410	7	1964	3	7500	N	N	20620 2ND AV S
002	789380	5775	12/19/03	\$277,500	1260	1260	7	1958	4	6681	Y	N	20919 3RD AV S
002	789380	7120	9/6/02	\$239,000	1260	740	7	1958	3	13000	Y	N	20833 7TH AV S
002	789320	5810	11/20/02	\$167,500	1260	0	7	1954	3	8500	N	N	20134 1ST AV S
002	508300	0345	3/14/02	\$187,000	1260	200	7	1956	3	12430	N	N	3008 S 212TH ST
002	789380	7421	2/15/02	\$176,900	1270	0	7	1960	3	9875	N	N	20835 5TH AV S
002	768620	5010	12/18/02	\$239,950	1270	790	7	2002	3	11288	N	N	20610 12TH AV S
002	789320	4195	1/25/02	\$163,500	1270	0	7	1958	3	7500	N	N	717 S 204TH ST
002	200800	0300	2/3/03	\$190,000	1270	400	7	1960	3	9945	N	N	21437 15TH AV S
002	789380	1630	4/24/03	\$217,000	1280	0	7	1983	3	6000	N	N	21319 6TH AV S
002	093700	0070	4/29/03	\$179,950	1280	0	7	1960	3	8700	N	N	3222 S 202ND ST
002	789320	3310	7/22/03	\$222,900	1300	0	7	1966	3	8062	N	N	20412 3RD AV S
002	789320	3330	7/2/02	\$225,000	1300	0	7	1966	4	8062	N	N	20428 3RD AV S
002	175320	0010	8/22/03	\$204,999	1300	0	7	1962	3	11880	N	N	20824 13TH AV S
002	175320	0050	2/28/02	\$198,000	1300	640	7	1962	3	14742	N	N	1324 S 210TH ST
002	294600	0430	11/5/03	\$210,000	1300	520	7	1968	4	6500	N	N	20130 8TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
002	789320	0155	9/27/03	\$201,000	1310	0	7	1956	3	8062	N	N	20726 1ST PL S
002	789380	2640	1/17/03	\$255,000	1320	0	7	1966	3	7500	Y	N	21213 1ST PL S
002	501820	0040	7/26/03	\$233,000	1330	700	7	1958	3	10085	N	N	21405 29TH AV S
002	508310	0045	12/27/02	\$185,000	1330	0	7	1955	3	9855	N	N	21130 31ST AV S
002	032204	9088	12/18/03	\$170,000	1330	0	7	1960	3	8498	N	N	3228 S 204TH ST
002	931531	0140	11/20/03	\$196,000	1340	0	7	1969	3	8680	N	N	1112 S 211TH PL
002	931531	0030	9/25/03	\$195,550	1340	0	7	1969	3	7215	N	N	21004 11TH AV S
002	294600	4045	2/20/03	\$198,500	1350	0	7	1999	3	4601	N	N	20619 12TH AV S
002	294600	4032	7/9/03	\$195,950	1360	0	7	1999	3	4690	N	N	20631 12TH AV S
002	789380	6560	9/10/02	\$305,000	1370	760	7	1965	4	7500	Y	N	20909 7TH AV S
002	359600	0496	12/20/02	\$250,000	1370	1000	7	1961	3	6600	Y	N	810 S 210TH ST
002	294600	0831	7/31/03	\$198,500	1380	0	7	1954	4	13000	N	N	1014 S 202ND ST
002	200800	0190	10/22/02	\$193,450	1380	0	7	1962	4	9711	N	N	21222 14TH AV S
002	032204	9098	5/13/02	\$162,000	1390	0	7	1967	3	10125	N	N	3256 S 204TH ST
002	789380	1785	9/22/03	\$237,000	1400	340	7	1979	3	9000	Y	N	429 S 213TH ST
002	294600	3730	5/28/03	\$269,000	1410	480	7	1990	3	9188	Y	N	20727 11TH AV S
002	931530	0300	4/2/02	\$169,000	1410	0	7	1969	3	7420	N	N	21040 12TH AV S
002	294600	0872	12/12/02	\$205,000	1420	0	7	1954	3	13000	N	N	1021 S 201ST ST
002	789320	2165	11/24/03	\$212,500	1430	0	7	1968	3	10750	N	N	321 S 206TH ST
002	789380	6185	11/4/02	\$234,950	1430	600	7	1955	3	10000	N	N	20928 4TH PL S
002	789320	0550	6/13/03	\$187,000	1430	840	7	1956	3	7500	N	N	20721 4TH AV S
002	175320	0070	12/22/03	\$235,500	1460	420	7	1962	3	13020	N	N	1329 S 210TH ST
002	789320	1041	2/28/03	\$254,000	1460	1450	7	1990	3	7761	N	N	614 S 208TH ST
002	789320	2760	9/4/02	\$194,000	1480	0	7	1953	3	8500	N	N	20618 1ST AV S
002	789380	5270	4/8/03	\$274,000	1490	840	7	1966	3	9137	N	N	21011 OCCIDENTAL AV S
002	501820	0005	9/22/03	\$185,000	1490	0	7	1959	3	8910	Y	N	21463 29TH AV S
002	789380	4190	12/4/03	\$329,548	1500	400	7	1960	3	10750	Y	N	21025 7TH AV S
002	931530	0350	9/17/02	\$172,000	1500	0	7	1969	3	8308	N	N	21004 12TH AV S
002	789320	5925	4/18/03	\$202,000	1530	0	7	1956	3	8750	N	N	20112 1ST PL S
002	789380	2725	5/29/03	\$287,000	1530	310	7	1955	3	12750	Y	N	21225 3RD AV S
002	093700	0360	9/23/03	\$212,000	1610	0	7	1960	4	8934	N	N	3227 S 202ND ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
002	032204	9030	10/6/03	\$199,950	1610	0	7	1961	3	11593	N	N	20330 32ND AV S
002	093700	0160	12/23/03	\$193,950	1660	0	7	1960	3	8883	N	N	3412 S 201ST ST
002	789380	2325	12/18/03	\$268,500	1750	0	7	1954	3	15500	Y	N	21314 1ST PL S
002	789380	4265	1/25/02	\$340,000	1820	660	7	1960	4	10750	Y	N	21016 6TH AV S
002	789320	1103	10/24/03	\$247,000	1830	0	7	1989	3	7624	N	N	20736 7TH AV S
002	294600	2700	3/21/03	\$217,000	1830	0	7	1992	3	7409	N	N	20619 11TH AV S
002	789380	1724	11/24/03	\$235,750	1850	320	7	1984	3	8750	Y	N	21326 5TH AV S
002	294600	3385	4/12/02	\$290,000	1910	550	7	1956	5	10000	Y	N	816 S 208TH ST
002	200820	0050	3/20/03	\$215,000	2020	0	7	1904	4	11520	N	N	21424 13TH AV S
002	032204	9095	6/25/03	\$286,000	2120	0	7	1968	3	31791	N	N	3266 S 204TH ST
002	501820	0170	10/21/03	\$223,500	1190	290	8	1977	3	10455	N	N	21406 30TH AV S
002	789380	0460	2/27/03	\$339,500	1940	1080	8	1985	3	8896	Y	N	21412 4TH PL S
002	789380	2685	2/13/02	\$349,500	2160	0	8	1989	3	5020	Y	N	21239 OCCIDENTAL AV S
002	789320	1320	4/25/02	\$322,000	2230	0	8	1999	3	5925	N	N	20620 7TH PL S
002	789380	2765	5/6/02	\$368,000	2500	0	8	1965	3	10625	Y	N	21234 1ST PL S
													19816 DES MOINES MEMORIAL DR S
008	391740	0044	10/16/03	\$96,000	720	0	4	1970	3	4575	N	N	
008	391740	0270	11/14/03	\$165,500	970	0	5	1946	4	7208	N	N	19901 11TH AV S
008	443800	0115	9/11/03	\$148,000	700	0	6	1953	3	8579	N	N	840 S 195TH ST
008	443800	0055	9/19/02	\$147,500	700	0	6	1953	4	7200	N	N	825 S 194TH ST
008	443800	0155	11/14/02	\$134,500	700	0	6	1953	3	7034	N	N	803 S 195TH ST
008	443880	0180	11/1/02	\$150,000	720	0	6	1954	3	7200	N	N	308 S 184TH ST
008	443800	0225	2/20/03	\$156,500	730	0	6	1953	4	6500	N	N	19422 10TH AV S
008	443800	0125	4/22/02	\$139,000	860	0	6	1953	4	7200	N	N	828 S 195TH ST
													16203 DES MOINES MEMORIAL DR S
008	725000	0129	12/18/02	\$169,000	890	0	6	1940	3	8982	N	N	
008	725000	0081	5/24/02	\$181,200	910	910	6	1955	4	6711	N	N	612 S 162ND ST
008	443800	0010	2/20/03	\$150,000	910	0	6	1953	4	7150	N	N	808 S 194TH ST
008	443800	0195	12/17/02	\$151,000	960	0	6	1953	3	8065	N	N	851 S 195TH ST
008	612300	0020	6/24/02	\$188,000	990	0	6	1953	4	9750	N	N	19533 2ND AV S
008	443800	0020	8/26/03	\$167,000	990	0	6	1953	3	7150	N	N	820 S 194TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
008	612300	0265	8/19/03	\$189,000	990	0	6	1953	4	11063	N	N	19516 2ND AV S
008	443800	0240	3/27/03	\$162,500	1030	0	6	1953	3	6542	N	N	19404 10TH AV S
008	520620	0030	4/4/03	\$194,500	1130	0	6	1953	3	17000	N	N	624 S 200TH ST
008	612360	0255	6/12/02	\$205,000	1180	0	6	1953	4	8708	N	N	19800 3RD PL S
008	612360	0305	3/12/02	\$164,950	1200	0	6	1953	4	11057	N	N	204 S 199TH ST
008	322304	9268	12/3/03	\$165,000	1300	0	6	1940	3	13068	N	N	18446 8TH AV S
008	322304	9052	9/25/02	\$180,000	1300	0	6	1937	3	30056	N	N	18458 8TH AV S
008	443800	0040	10/1/02	\$170,000	1300	280	6	1953	3	6800	N	N	807 S 194TH ST
008	795760	0010	11/26/02	\$190,000	1320	0	6	1985	3	14090	N	N	107 S 192ND ST
008	725000	0110	10/28/03	\$221,000	1440	0	6	1982	3	8660	N	N	16028 7TH CT S
008	725000	0135	4/18/02	\$340,000	1470	220	6	1933	3	71002	N	N	16223 DES MOINES MEMORIAL DR S
008	524560	0050	2/28/02	\$134,000	800	0	7	1955	4	8683	N	N	19629 10TH AV S
008	955820	0005	7/3/03	\$178,250	860	220	7	1954	3	13850	N	N	18317 OCCIDENTAL AV S
008	955880	0040	11/12/02	\$180,000	940	0	7	1954	3	10000	N	N	18610 OCCIDENTAL AV S
008	394440	0010	1/30/03	\$190,000	950	0	7	1958	4	12950	N	N	16815 AMBAUM BL S
008	322304	9262	12/17/03	\$215,000	970	0	7	1966	3	8242	N	N	18460 4TH AV S
008	612360	0080	8/26/03	\$192,000	990	0	7	1953	5	8250	N	N	226 S 198TH ST
008	254650	0050	11/24/03	\$225,000	1000	400	7	1966	3	12705	N	N	1002 S 198TH PL
008	524560	0100	10/15/02	\$189,000	1010	0	7	1955	3	9364	N	N	19620 10TH AV S
008	254650	0090	10/28/02	\$188,000	1010	0	7	1965	3	8625	N	N	1018 S 198TH PL
008	684000	0060	2/6/03	\$235,000	1020	400	7	1964	3	8152	N	N	16548 5TH AV S
008	612300	0370	7/22/02	\$193,000	1030	1030	7	1955	4	9656	N	N	19311 4TH AV S
008	612380	0060	2/20/02	\$208,000	1040	1010	7	1958	3	8129	N	N	19234 4TH AV S
008	612300	0240	7/21/03	\$164,950	1040	0	7	1954	3	9450	N	N	19318 3RD AV S
008	612240	0095	8/8/02	\$186,000	1050	0	7	1953	4	8400	N	N	324 S 193RD ST
008	507400	0130	7/10/02	\$165,000	1050	0	7	1954	3	11040	N	N	209 S 182ND ST
008	322304	9245	5/29/02	\$165,000	1070	0	7	1965	3	8425	N	N	18437 8TH AV S
008	778990	0020	4/14/03	\$198,000	1090	0	7	1955	3	12525	N	N	629 S 195TH ST
008	778990	0015	9/13/03	\$196,500	1090	0	7	1955	3	10330	N	N	623 S 195TH ST
008	725000	0125	2/22/02	\$215,000	1090	0	7	1942	4	14328	N	N	455 S 162ND ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
008	013400	0140	9/23/02	\$175,000	1100	360	7	1960	3	8418	N	N	17763 10TH AV S
008	612300	0375	11/20/03	\$214,000	1120	0	7	1959	3	11700	N	N	19307 4TH AV S
008	611770	0050	6/10/03	\$219,900	1120	500	7	1966	4	8350	N	N	650 S 196TH ST
008	500720	0010	5/12/03	\$181,000	1130	0	7	1955	3	9065	N	N	610 S 194TH ST
008	085400	0020	1/15/03	\$187,373	1130	0	7	1955	3	9000	N	N	202 S 166TH ST
008	612360	0270	10/29/03	\$161,500	1130	0	7	1953	4	8781	N	N	19821 4TH AV S
008	725000	0085	3/21/03	\$206,000	1140	560	7	1965	3	11400	N	N	604 S 162ND ST
008	292304	9372	8/28/02	\$201,000	1140	500	7	1963	3	14374	N	N	17253 AMBAUM BL S
008	201500	0220	6/24/03	\$199,500	1150	0	7	1961	3	8883	N	N	435 S 189TH ST
008	121470	0150	3/12/02	\$239,500	1150	1000	7	1963	3	8188	N	N	15806 5TH PL S
008	612380	0030	2/5/03	\$208,300	1150	370	7	1958	3	14700	N	N	19235 4TH AV S
008	612120	0075	11/11/03	\$190,500	1150	1150	7	1959	3	9970	N	N	19613 OCCIDENTAL AV S
008	955880	0060	11/25/03	\$206,500	1160	0	7	1954	4	10137	N	N	200 S 187TH ST
008	507150	0120	8/1/03	\$180,000	1160	0	7	1966	3	8789	N	N	612 S 188TH ST
008	612180	0025	10/27/03	\$215,000	1170	0	7	1952	4	9750	N	N	226 S 197TH ST
008	612300	0185	6/7/02	\$224,500	1170	500	7	1955	4	9582	N	N	19536 4TH AV S
008	955820	0115	12/30/03	\$212,900	1180	0	7	1954	4	8750	N	N	18428 OCCIDENTAL AV S
008	612100	0140	5/14/02	\$185,000	1180	0	7	1960	3	8942	N	N	434 S 190TH ST
008	612120	0025	7/3/02	\$192,500	1180	340	7	1953	4	9750	N	N	19335 OCCIDENTAL AV S
													16009 DES MOINES MEMORIAL DR S
008	725000	0115	2/8/02	\$205,000	1190	1020	7	1950	3	26370	N	N	1016 S 194TH ST
008	121470	0170	10/24/02	\$231,500	1200	1000	7	1963	3	8424	N	N	15822 5TH PL S
008	725000	0096	4/16/03	\$162,200	1200	0	7	1950	3	8600	N	N	16063 DES MOINES MEMORIAL DR S
008	363900	0176	6/24/02	\$239,500	1210	810	7	1959	3	12000	N	N	17023 4TH AV S
008	085380	0040	7/12/02	\$226,250	1240	410	7	1955	4	9341	N	N	16546 4TH AV S
008	612180	0150	2/6/02	\$166,500	1240	0	7	1954	3	9750	N	N	19602 4TH AV S
008	443880	0155	6/25/02	\$197,500	1240	850	7	1954	3	7200	N	N	338 S 184TH ST
008	024600	0035	10/8/02	\$252,300	1250	720	7	2002	3	18199	N	N	910 S 194TH ST
008	024600	0038	10/8/02	\$244,950	1250	720	7	2002	3	15499	N	N	912 S 194TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
008	278140	0030	6/23/03	\$217,000	1260	0	7	1947	3	11805	N	N	644 S 189TH ST
008	507170	0120	6/4/03	\$237,000	1270	1090	7	1960	3	8600	N	N	17836 2ND AV S
008	085380	0005	12/1/03	\$209,000	1270	0	7	1954	4	10458	N	N	16503 5TH AV S
008	507400	0260	9/6/02	\$224,500	1280	0	7	1961	3	11040	N	N	227 S 183RD ST
008	955820	0125	5/3/02	\$195,000	1280	0	7	1954	3	8418	N	N	18414 OCCIDENTAL AV S
008	612300	0030	9/29/03	\$189,950	1290	0	7	1958	3	9750	N	N	19521 2ND AV S
008	201500	0260	10/22/02	\$225,000	1300	0	7	1961	3	9152	N	N	18830 5TH AV S
008	013400	0090	4/11/03	\$190,000	1300	0	7	1961	3	8585	N	N	831 S 177TH PL
008	507400	0200	6/11/03	\$179,500	1300	0	7	1960	3	11040	N	N	202 S 183RD ST
008	523640	0035	8/8/02	\$248,500	1310	840	7	1959	3	9755	N	N	242 S 171ST ST
008	085380	0045	9/16/02	\$223,000	1310	900	7	1955	4	8850	N	N	16540 4TH AV S
008	507400	0150	7/5/02	\$169,999	1320	0	7	1961	2	11040	N	N	249 S 182ND ST
008	955820	0060	9/18/03	\$199,950	1330	0	7	1954	4	10468	N	N	207 S 184TH ST
008	670600	0010	10/1/03	\$192,500	1350	0	7	1962	3	9119	N	N	414 S 199TH ST
008	670600	0040	12/13/02	\$239,950	1350	650	7	1960	4	10679	N	N	434 S 199TH ST
008	507150	0110	3/25/02	\$179,000	1350	0	7	1966	3	8086	N	N	606 S 188TH ST
008	725000	0080	6/2/03	\$235,000	1370	0	7	1933	3	11082	N	N	610 S 162ND ST
008	292304	9286	8/28/02	\$215,900	1380	0	7	1956	3	8276	N	N	16818 AMBAUM BL S
008	322304	9131	10/23/02	\$250,000	1390	610	7	1990	3	11650	N	N	18021 2ND PL S
008	379750	0015	5/1/03	\$223,000	1400	0	7	1958	3	8514	N	N	424 S 182ND ST
008	085400	0155	8/27/03	\$239,000	1400	0	7	1956	3	7582	N	N	16725 3RD AV S
008	612120	0125	6/19/02	\$198,000	1400	0	7	1953	3	9750	N	N	19362 OCCIDENTAL AV S
008	201500	0300	5/21/02	\$217,500	1400	0	7	1962	4	8941	N	N	18804 5TH AV S
008	322304	9143	3/19/02	\$176,500	1400	0	7	1953	3	7500	N	N	18015 OCCIDENTAL AV S
008	507150	0055	4/25/02	\$170,000	1400	0	7	1966	3	8790	N	N	637 S 188TH ST
008	500720	0025	12/10/03	\$189,500	1410	0	7	1955	3	9450	N	N	632 S 194TH ST
008	085400	0260	8/19/02	\$210,000	1430	0	7	1955	3	8395	N	N	16539 4TH AV S
008	024600	0021	7/1/02	\$165,000	1430	0	7	1962	3	9000	N	N	19323 9TH AV S
008	795760	0150	5/1/03	\$169,950	1430	0	7	1953	4	8691	N	N	19226 2ND AV S
008	363900	0135	8/16/02	\$246,000	1450	580	7	1956	3	9360	N	N	16829 4TH AV S
008	523640	0060	4/22/02	\$234,500	1450	0	7	1976	3	9769	N	N	211 S 171ST ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
008	725000	0120	9/9/03	\$199,000	1450	0	7	1982	3	9120	N	N	16020 7TH CT S
008	363900	0015	10/23/03	\$202,000	1450	0	7	1957	3	9975	N	N	419 S 168TH ST
008	363900	0015	4/16/03	\$194,000	1450	0	7	1957	3	9975	N	N	419 S 168TH ST
008	363900	0160	5/13/03	\$250,000	1460	1120	7	1958	3	9360	N	N	17003 4TH AV S
008	322304	9217	6/20/02	\$183,450	1460	0	7	1960	3	8450	N	N	18700 4TH AV S
008	085400	0070	3/14/02	\$200,000	1460	0	7	1956	3	12100	N	N	196 S 167TH ST
008	085400	0225	5/10/02	\$215,000	1470	0	7	1955	3	8395	N	N	16728 3RD AV S
008	350980	0100	4/22/03	\$209,000	1490	0	7	1965	4	9436	N	N	19024 7TH AV S
008	322304	9185	10/25/02	\$234,950	1520	0	7	1958	4	11394	N	N	18060 2ND PL S
008	322304	9175	4/16/02	\$187,000	1530	0	7	1956	3	10761	N	N	607 S 176TH ST
008	085380	0060	2/20/02	\$215,000	1580	0	7	1954	4	8850	N	N	16520 4TH AV S
008	322304	9278	10/27/03	\$247,800	1600	590	7	1978	3	11400	N	N	18018 2ND PL S
008	363900	0120	2/7/02	\$215,000	1600	1160	7	1956	4	9840	N	N	16805 4TH AV S
008	024600	0040	3/6/03	\$175,050	1600	0	7	1960	3	12633	N	N	1014 S 194TH ST
008	612240	0070	7/28/03	\$199,950	1640	0	7	1954	4	8400	N	N	19230 3RD AV S
008	292304	9110	3/13/03	\$330,000	1670	210	7	1951	4	23958	N	N	17035 AMBAUM BL S
008	085380	0150	11/20/02	\$216,000	1670	0	7	1955	3	8533	N	N	16522 5TH AV S
008	201500	0210	9/18/03	\$212,000	1680	0	7	1961	3	8882	N	N	429 S 189TH ST
008	278140	0180	11/21/03	\$265,000	1710	0	7	1996	3	8335	N	N	655 S 189TH ST
008	809180	0130	7/17/03	\$255,000	1720	0	7	1998	3	6749	N	N	471 S 190TH ST
													16235 DES MOINES MEMORIAL DR S
008	725000	0146	4/10/03	\$282,000	1730	410	7	1954	3	32000	N	N	
008	932300	0180	8/19/03	\$273,000	1740	0	7	1999	3	8841	N	N	617 S 192ND PL
008	932300	0080	8/22/03	\$267,500	1740	0	7	1999	3	8191	N	N	622 S 193RD PL
008	932300	0110	9/23/02	\$251,600	1740	0	7	1999	3	7219	N	N	610 S 193RD PL
008	507400	0145	5/17/02	\$220,000	1840	0	7	1955	3	11040	N	N	231 S 182ND ST
008	202304	9210	10/23/03	\$232,900	1840	0	7	1977	3	7076	N	N	15803 7TH PL S
008	379750	0045	9/27/02	\$220,900	1900	0	7	1958	4	10584	N	N	405 S 182ND ST
008	292304	9381	4/22/02	\$219,000	2010	0	7	1963	3	9794	N	N	16754 4TH AV S
008	725000	0155	1/24/02	\$213,000	2050	320	7	1947	3	43560	N	N	16255 DES MOINES MEMORIAL DR S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
008	815600	0020	1/14/03	\$235,500	2150	0	7	1965	3	8800	N	N	19240 7TH PL S
008	612300	0160	9/25/02	\$203,000	2180	0	7	1953	3	13328	N	N	201 S 196TH ST
008	932300	0270	8/23/02	\$274,500	2300	0	7	1999	3	7650	N	N	19201 6TH AV S
008	292304	9295	1/11/02	\$229,950	2420	0	7	1959	4	11881	N	N	16469 AMBAUM BL S
008	932300	0150	10/30/03	\$289,000	2590	0	7	1999	3	7219	N	N	605 S 192ND PL
008	932300	0060	11/19/03	\$300,000	2680	0	7	1999	3	7215	N	N	615 S 193RD PL
008	020020	0180	6/21/02	\$220,100	1390	640	8	1979	3	10300	N	N	218 S 172ND PL
008	020020	0140	7/10/03	\$308,500	1620	500	8	1979	3	8350	N	N	248 S 172ND PL
008	259716	0010	8/9/02	\$262,500	1650	0	8	1994	3	7988	N	N	19521 5TH AV S
008	259716	0360	4/21/03	\$268,000	1780	0	8	1995	3	7131	N	N	19518 6TH AV S
008	020020	0020	8/5/03	\$228,000	1800	0	8	1979	3	7350	N	N	209 S 172ND PL
008	259716	0250	7/26/02	\$266,000	1810	0	8	1995	3	7504	N	N	19331 6TH AV S
008	666700	0060	10/28/02	\$285,000	1830	0	8	1959	4	14300	N	N	253 S 173RD PL
008	292304	9406	12/16/03	\$246,750	1940	320	8	1964	3	8452	N	N	260 S 163RD PL
008	259716	0180	3/20/03	\$270,000	2180	0	8	1994	3	7600	N	N	512 S 195TH PL
008	259716	0110	8/12/03	\$320,390	2260	0	8	1994	3	8617	N	N	516 S 194TH CT
008	259716	0020	8/19/02	\$324,950	2450	0	8	1995	3	7192	N	N	19515 5TH AV S
009	537980	0935	2/20/03	\$145,000	550	450	4	1948	3	15150	N	N	16211 42ND AV S
009	156560	0170	3/26/03	\$139,975	650	0	5	1946	4	10404	N	N	18506 42ND AV S
009	537980	2070	7/28/03	\$174,500	720	120	5	1936	4	11460	N	N	16445 34TH AV S
009	537980	2680	9/29/03	\$170,000	820	0	5	1954	4	20625	N	N	3432 S 166TH ST
009	023800	0045	8/3/02	\$110,000	820	0	5	1928	4	9423	N	N	19005 46TH AV S
009	537980	3925	7/16/03	\$162,000	910	0	5	1943	4	8400	N	N	4026 S 170TH ST
009	538100	0465	1/17/02	\$153,500	950	0	5	1947	4	17500	N	N	3602 S 175TH ST
009	024000	0410	5/10/02	\$142,950	1215	0	5	1932	4	10199	N	N	3522 S 200TH ST
009	537980	5820	1/14/02	\$222,000	1240	0	5	1947	4	27500	N	N	4404 S 175TH ST
009	538100	0240	4/29/03	\$183,700	1480	0	5	1947	3	12325	N	N	3519 S 172ND ST
009	537980	5115	10/2/03	\$228,000	720	520	6	1951	4	17875	N	N	4410 S 173RD ST
009	443500	0395	8/25/03	\$180,900	740	0	6	1943	3	8700	N	N	16823 35TH AV S
009	443560	0035	7/3/03	\$168,500	760	0	6	1943	4	11749	N	N	17002 33RD AV S
009	443560	0270	9/23/03	\$163,000	770	0	6	1942	3	8700	N	N	17225 34TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
009	443560	0080	11/24/03	\$141,990	770	0	6	1943	3	8700	N	N	17211 33RD AV S
009	537980	5181	3/31/03	\$154,000	780	0	6	1954	4	7820	N	N	4208 S 173RD ST
009	443560	0230	11/26/02	\$145,325	780	0	6	1943	3	8700	N	N	17326 33RD AV S
009	537980	0840	12/26/02	\$151,000	820	0	6	1950	3	8412	N	N	16014 MILITARY RD S
009	443560	0210	7/28/03	\$111,550	830	0	6	1943	2	9425	N	N	17350 33RD AV S
009	537980	0820	10/16/03	\$140,000	840	200	6	1949	3	10000	N	N	3725 S 160TH ST
009	023800	0202	9/3/03	\$160,800	880	0	6	1952	3	13187	N	N	3716 S 188TH LN
009	443500	0555	7/30/03	\$192,750	890	0	6	1942	4	8410	N	N	16614 34TH AV S
009	538100	0046	4/2/03	\$188,000	900	0	6	1947	3	8250	N	N	16808 37TH AV S
009	443500	0230	2/11/03	\$167,000	900	0	6	1952	3	8700	N	N	17043 37TH AV S
009	100120	0015	1/17/02	\$139,500	910	0	6	1955	3	7410	N	N	19031 32ND AV S
009	537980	3770	2/7/02	\$147,000	970	0	6	1939	3	10700	N	N	4022 S 168TH ST
009	731800	0085	2/22/02	\$164,000	1000	0	6	1955	3	8122	Y	N	18404 49TH AV S
009	100340	0210	8/8/03	\$225,000	1010	900	6	1954	4	8823	N	N	3623 S 186TH ST
009	537980	6040	9/24/02	\$180,950	1010	0	6	1954	4	13217	N	N	4259 S 173RD ST
009	342304	9189	9/3/03	\$174,000	1020	740	6	1904	5	9900	N	N	4237 S 182ND ST
009	443500	0480	5/16/02	\$160,000	1040	0	6	1943	4	8410	N	N	16615 35TH AV S
009	537980	3780	10/8/03	\$209,950	1050	0	6	1937	4	9600	N	N	4014 S 168TH ST
009	537980	5270	7/7/03	\$207,000	1050	0	6	1951	3	20625	N	N	4209 S 172ND ST
009	537980	2550	2/5/03	\$165,000	1050	0	6	1950	5	12225	N	N	3766 S 166TH ST
009	714740	0025	8/15/03	\$169,000	1060	0	6	1955	3	9715	N	N	17709 38TH AV S
009	714740	0080	7/17/03	\$167,000	1060	0	6	1955	3	8250	N	N	3856 S 177TH ST
009	443500	0445	6/18/03	\$184,950	1080	0	6	1954	3	8700	N	N	16828 34TH AV S
009	100300	0095	8/22/02	\$175,000	1080	0	6	1954	4	8125	N	N	3230 S 187TH ST
009	443560	0280	9/29/03	\$165,000	1080	0	6	1943	4	8700	N	N	17235 34TH AV S
009	731800	0135	3/22/02	\$166,000	1080	0	6	1955	4	8083	Y	N	18411 MILITARY RD S
009	443560	0110	2/15/02	\$161,950	1080	0	6	1943	4	8700	Y	N	17247 33RD AV S
009	443500	0050	4/8/02	\$157,000	1100	0	6	1955	3	8410	N	N	16655 37TH AV S
009	443500	0595	11/28/03	\$175,000	1110	0	6	1942	3	8410	N	N	16633 34TH AV S
009	100340	0090	12/15/03	\$225,000	1120	880	6	1955	4	7969	N	N	18521 38TH AV S
009	100340	0250	7/21/03	\$195,000	1130	0	6	1954	3	10650	N	N	18504 38TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
009	714740	0060	5/13/03	\$175,600	1130	0	6	1955	4	8250	N	N	3849 S 176TH ST
009	443560	0075	9/12/03	\$161,500	1160	0	6	1943	2	9425	N	N	17205 33RD AV S
009	177620	0100	8/17/03	\$175,000	1170	0	6	1954	4	9442	N	N	18803 46TH AV S
009	177620	0090	8/18/03	\$174,950	1170	0	6	1954	4	8320	N	N	18805 46TH AV S
009	537980	0802	3/3/03	\$175,000	1220	0	6	1933	4	8415	N	N	3739 S 160TH ST
009	537980	1990	8/27/03	\$214,900	1250	0	6	1941	4	14125	N	N	3219 S 164TH ST
009	538100	0145	6/19/02	\$153,150	1270	0	6	1940	3	7997	N	N	3745 S 170TH ST
009	538100	0349	11/6/03	\$215,950	1280	0	6	1988	4	8775	N	N	16637 40TH AV S
009	537980	2615	11/25/02	\$192,990	1310	0	6	1950	3	11505	N	N	3716 S 166TH ST
009	537980	3910	8/28/02	\$185,000	1310	0	6	1941	4	13090	N	N	4034 S 170TH ST
009	443560	0165	7/11/02	\$189,500	1320	0	6	1943	4	9425	N	N	17303 34TH AV S
009	443500	0455	2/5/03	\$190,000	1340	0	6	1942	3	8700	N	N	16816 34TH AV S
009	272304	9069	1/22/02	\$160,000	1430	0	6	1955	3	8958	N	N	3215 S 170TH ST
009	443560	0090	12/31/02	\$199,950	1450	0	6	1943	4	8700	N	N	17223 33RD AV S
009	538100	0260	1/14/03	\$235,000	1500	0	6	1989	3	9932	N	N	17216 37TH LN S
009	443500	0575	5/16/03	\$188,000	1510	0	6	1942	4	8410	N	N	16609 34TH AV S
009	100300	0180	9/9/02	\$192,000	1540	0	6	1954	4	8255	N	N	3243 S 186TH ST
009	537980	1670	10/13/03	\$231,550	1540	0	6	1950	5	10800	N	N	3459 S 162ND ST
009	023900	0025	10/7/02	\$180,000	1540	0	6	1980	3	11022	N	N	4517 S 192ND LN
009	537980	6270	6/20/03	\$203,500	1560	0	6	1955	4	11678	N	N	4035 S 175TH ST
009	443500	0045	12/11/02	\$196,500	1610	0	6	1947	3	8410	N	N	16649 37TH AV S
009	537980	5290	4/21/03	\$230,000	1620	420	6	1952	5	10500	N	N	4235 S 172ND ST
009	342304	9287	5/14/03	\$227,500	1680	0	6	1982	3	9042	N	N	4247 S 184TH PL
009	538100	0085	6/10/03	\$229,000	1700	0	6	1961	4	11520	N	N	16839 40TH AV S
009	100340	0060	2/27/03	\$199,500	1840	0	6	1955	3	7339	N	N	3420 S 186TH ST
009	537980	6295	4/23/03	\$225,000	2270	0	6	1947	5	12000	N	N	4019 S 175TH ST
009	537980	5311	10/30/03	\$255,000	2530	0	6	1991	3	9000	N	N	4243 S 172ND ST
009	537980	5225	5/16/03	\$160,000	800	0	7	1956	3	9600	N	N	4004 S 173RD ST
009	042204	9260	5/17/03	\$198,000	900	430	7	1971	3	7720	N	N	19807 32ND AV S
009	537980	1972	3/15/02	\$207,950	900	500	7	1954	4	8580	N	N	3203 S 164TH ST
009	100340	0145	8/1/03	\$206,000	990	0	7	1955	3	8000	N	N	18412 38TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
009	537980	5845	8/5/03	\$218,500	990	560	7	1952	4	9500	N	N	4244 S 175TH ST
009	023640	0310	1/15/02	\$150,000	1000	0	7	1959	3	7344	N	N	18826 33RD AV S
009	184020	0015	4/28/03	\$230,500	1010	650	7	1958	3	8848	Y	N	17916 MILITARY RD S
009	023660	0180	7/22/03	\$235,000	1010	490	7	1962	3	7245	N	N	3440 S 192ND ST
009	432500	0110	8/12/02	\$219,500	1010	1000	7	1958	4	8470	Y	N	4313 S 181ST ST
009	100360	0080	11/25/02	\$164,415	1010	0	7	1955	3	9625	N	N	3807 S 182ND ST
009	714740	0040	9/3/02	\$210,000	1010	500	7	1956	5	8250	N	N	3809 S 176TH ST
009	207640	0060	9/20/02	\$193,000	1030	640	7	1959	3	9600	Y	N	19028 46TH AV S
009	714760	0205	12/5/02	\$187,000	1040	0	7	1957	3	8062	N	N	17816 38TH AV S
009	023800	0284	12/4/03	\$192,500	1040	0	7	1956	3	7550	N	N	3704 S 192ND ST
009	538100	0385	2/26/03	\$177,000	1040	0	7	1965	4	9100	N	N	3459 S 173RD ST
009	537980	1980	12/18/03	\$175,000	1050	0	7	1958	3	8448	N	N	16424 32ND AV S
009	184040	0070	4/18/03	\$229,000	1060	340	7	1960	3	11368	Y	N	4359 S 177TH ST
009	538100	0225	12/26/02	\$182,500	1060	0	7	1963	3	12800	N	N	17226 35TH AV S
009	184040	0090	5/15/03	\$201,500	1070	0	7	1961	3	11914	N	N	4345 S 177TH ST
009	537980	3762	6/9/03	\$234,500	1080	500	7	1964	3	9100	N	N	4028 S 168TH ST
009	537980	2320	6/24/03	\$221,450	1080	520	7	1962	4	18975	N	N	3727 S 164TH ST
009	537980	5810	9/19/03	\$238,850	1090	1090	7	1952	3	15660	N	N	4412 S 175TH ST
009	537980	5835	5/1/02	\$240,000	1090	820	7	1983	3	9000	N	N	4266 S 175TH ST
009	342304	9168	9/24/02	\$160,000	1090	0	7	1955	3	7405	N	N	19072 32ND AV S
009	100340	0135	11/17/03	\$185,000	1100	0	7	1955	3	7914	N	N	18428 38TH AV S
009	714780	0055	8/21/02	\$179,950	1100	0	7	1955	3	10500	N	N	18020 42ND AV S
009	342304	9335	12/10/02	\$200,000	1100	0	7	1979	3	7840	N	N	3440 S 190TH CT
009	714760	0260	5/21/02	\$179,950	1100	400	7	1957	3	10400	N	N	17810 41ST AV S
009	714820	0010	11/2/02	\$200,000	1110	240	7	1957	3	8700	N	N	18127 46TH AV S
009	342304	9176	7/14/03	\$185,850	1120	0	7	1957	4	7405	N	N	19064 32ND AV S
009	342304	9230	10/8/02	\$189,950	1130	0	7	1959	3	9749	Y	N	4433 S 176TH ST
009	714760	0005	9/12/03	\$187,500	1130	0	7	1956	3	9983	N	N	17606 42ND AV S
009	537980	5811	7/26/03	\$239,950	1150	540	7	1953	4	11840	N	N	4414 S 175TH ST
009	432500	0065	10/28/02	\$169,990	1150	0	7	1959	3	8694	N	N	18128 45TH AV S
009	342304	9214	6/20/03	\$200,000	1150	850	7	1958	3	9583	N	N	3840 S 177TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
009	538100	0245	12/7/02	\$158,000	1150	0	7	1963	3	9025	N	N	3529 S 172ND ST
009	024000	0154	10/15/03	\$242,000	1160	500	7	1986	3	7200	Y	N	19741 38TH PL S
009	714800	0150	10/10/03	\$200,000	1190	0	7	1956	3	11173	Y	N	4331 S 178TH ST
009	714800	0060	12/17/03	\$187,000	1190	0	7	1956	3	9533	N	N	4221 S 178TH ST
009	714830	0200	8/1/03	\$214,950	1200	0	7	1960	3	10714	N	N	4024 S 181ST ST
009	570200	0010	7/1/02	\$227,500	1200	690	7	1957	3	12200	Y	N	17714 46TH AV S
009	537980	2671	8/13/03	\$204,950	1200	0	7	1962	4	9375	N	N	3438 S 166TH ST
009	433600	0091	6/18/03	\$220,000	1200	300	7	1978	3	9583	N	N	16806 33RD AV S
009	537980	2080	3/14/03	\$184,950	1200	0	7	1960	4	7245	N	N	3306 S 166TH ST
009	537980	3830	6/4/03	\$199,200	1210	0	7	1950	4	22202	N	N	16803 MILITARY RD S
009	714800	0175	5/27/03	\$176,000	1210	0	7	1956	4	9505	N	N	4369 S 178TH ST
009	714760	0305	8/25/03	\$192,000	1220	0	7	1957	3	10478	N	N	17836 42ND AV S
009	538100	0088	11/5/02	\$198,000	1220	890	7	1960	3	11520	N	N	16831 40TH AV S
009	342304	9137	3/19/02	\$206,500	1230	170	7	1964	4	9782	Y	N	4429 S 176TH ST
009	184020	0020	5/16/02	\$195,000	1230	650	7	1959	3	8945	Y	N	17924 MILITARY RD S
009	023800	0239	9/17/03	\$238,000	1240	400	7	1966	3	8703	N	N	18910 37TH AV S
009	207680	0170	6/28/02	\$200,000	1250	580	7	1959	3	9764	N	N	19026 47TH AV S
009	873280	0010	3/6/02	\$205,000	1250	500	7	1967	3	9103	N	N	18404 42ND AV S
009	537980	6102	3/18/02	\$235,000	1250	770	7	1964	5	9490	Y	N	4610 S 176TH ST
009	815860	0016	4/30/03	\$185,000	1260	0	7	1965	3	8468	N	N	19069 32ND AV S
009	538100	0012	8/23/02	\$248,500	1260	550	7	1995	3	7244	N	N	6620 37TH LN S
009	342304	9283	8/20/02	\$207,950	1260	320	7	1962	3	7425	N	N	18243 46TH PL S
009	023900	0553	6/26/03	\$185,000	1270	0	7	1958	3	8519	N	N	4625 S 192ND ST
009	184000	0160	8/27/02	\$201,800	1270	300	7	1957	3	8807	Y	N	17920 48TH AV S
009	784420	0510	12/26/03	\$283,000	1290	1170	7	1962	4	9822	Y	N	3738 S 194TH ST
009	714760	0280	5/13/03	\$201,000	1310	0	7	1957	3	7739	N	N	17728 41ST AV S
009	784420	0445	1/6/03	\$195,700	1310	0	7	1959	4	8125	N	N	19222 35TH AV S
009	184030	0130	11/11/02	\$194,000	1320	0	7	1960	3	9500	N	N	17903 51ST AV S
009	884930	0020	10/4/02	\$213,100	1320	480	7	1982	3	7941	Y	N	18130 51ST AV S
009	023800	0023	9/23/03	\$185,000	1330	0	7	1967	3	7349	N	N	19039 46TH AV S
009	023800	0023	8/8/02	\$160,000	1330	0	7	1967	3	7349	N	N	19039 46TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
009	342304	9288	7/18/03	\$269,000	1350	500	7	1965	3	9451	N	N	4411 S 176TH ST
009	023900	0390	7/3/03	\$189,950	1360	0	7	1963	3	15600	Y	N	19432 MILITARY RD
009	023800	0251	10/13/03	\$239,000	1360	1200	7	1966	3	8349	N	N	18924 37TH AV S
009	342304	9251	5/21/03	\$250,000	1370	500	7	1960	4	8672	N	N	5045 S 178TH ST
009	023640	0200	10/22/03	\$216,800	1370	930	7	1960	3	7344	N	N	3326 S 192ND ST
009	184020	0045	8/8/02	\$259,950	1380	750	7	1959	3	9000	Y	N	17939 50TH AV S
009	023900	0522	2/28/02	\$217,500	1380	0	7	1958	3	15757	Y	N	4615 S 192ND ST
009	784420	0155	12/12/02	\$246,000	1380	880	7	1963	4	9375	N	N	19210 34TH AV S
009	537980	6170	7/8/02	\$172,000	1380	0	7	1956	3	10160	Y	N	4409 S 175TH ST
009	272304	9094	9/18/02	\$165,000	1380	0	7	1959	3	10185	N	N	17234 32ND AV S
009	538100	0191	8/22/02	\$148,000	1390	0	7	1955	2	9425	N	N	17032 37TH AV S
009	784420	0150	12/26/03	\$216,000	1400	0	7	1955	3	9375	N	N	19204 34TH AV S
009	023640	0320	9/28/02	\$185,000	1400	0	7	1959	3	7242	N	N	18818 33RD AV S
009	023640	0320	10/20/03	\$183,500	1400	0	7	1959	3	7242	N	N	18818 33RD AV S
009	342304	9171	10/6/03	\$186,000	1410	0	7	1955	3	12750	N	N	4449 S 176TH ST
009	784420	0080	9/10/03	\$187,000	1410	0	7	1965	3	8750	N	N	19238 33RD AV S
009	784420	0055	5/22/02	\$175,000	1410	0	7	1954	3	8750	N	N	19202 33RD AV S
009	537980	5730	5/1/03	\$284,000	1420	840	7	1978	4	24741	Y	N	17321 MILITARY RD S
009	714760	0020	7/14/03	\$188,500	1430	0	7	1956	3	9292	N	N	17630 42ND AV S
009	432510	0005	7/17/02	\$191,500	1430	0	7	1958	3	8465	Y	N	17917 43RD AV S
009	156560	0030	6/19/03	\$206,000	1450	0	7	1963	3	10260	N	N	4220 S 185TH ST
009	537980	2725	1/14/03	\$215,000	1460	0	7	1957	4	10200	N	N	16426 34TH AV S
009	184020	0075	6/5/03	\$245,000	1460	600	7	1959	3	9024	Y	N	17906 50TH AV S
009	714760	0010	12/12/03	\$195,000	1460	0	7	1959	3	8842	N	N	17612 42ND AV S
009	714760	0010	3/14/02	\$188,000	1460	0	7	1959	3	8842	N	N	17612 42ND AV S
009	885810	0010	12/22/03	\$207,500	1510	0	7	1967	3	8277	N	N	16031 40TH PL S
009	714760	0105	4/21/03	\$206,000	1540	0	7	1957	3	9718	N	N	3826 S 178TH ST
009	537980	1180	10/30/03	\$239,000	1560	140	7	1954	3	11400	N	N	3404 S 162ND ST
009	537980	1180	2/12/02	\$197,800	1560	140	7	1954	3	11400	N	N	3404 S 162ND ST
009	538100	0261	11/22/02	\$184,000	1630	0	7	1961	3	8925	N	N	3727 S 172ND ST
009	342304	9074	8/30/02	\$229,000	1700	0	7	1997	3	7200	N	N	4261 S 176TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
009	023800	0048	2/28/02	\$219,950	1700	0	7	1974	3	14390	N	N	19009 46TH AV S
009	207680	0150	4/30/02	\$230,000	1720	480	7	1959	3	10721	Y	N	19012 47TH AV S
009	537980	4813	4/29/03	\$217,500	1740	760	7	1966	3	9316	N	N	17019 MILITARY RD S
009	024000	0080	9/18/02	\$374,500	1750	0	7	1985	2	9827	Y	Y	19732 40TH AV S
009	807680	0005	7/11/02	\$185,400	1930	0	7	1958	3	9336	N	N	16835 31ST AV S
009	537980	2168	8/30/02	\$203,000	1970	0	7	1956	5	8832	N	N	16432 32ND AV S
009	432720	0060	7/19/03	\$233,000	2000	0	7	1957	4	9315	N	N	4260 S 184TH ST
009	537980	4973	2/20/03	\$262,000	2070	0	7	1998	3	9473	N	N	17011 40TH LN S
009	100120	0030	5/6/02	\$205,500	2100	0	7	1955	4	8214	N	N	19042 32ND AV S
009	538100	0295	6/9/03	\$199,950	2100	0	7	1958	4	9903	N	N	17237 40TH AV S
009	100120	0040	7/12/02	\$226,000	2140	0	7	1955	4	7732	N	N	19026 32ND AV S
009	538100	0421	1/14/02	\$269,500	2170	0	7	2001	3	7497	N	N	17318 39TH LN S
009	537980	3935	3/13/03	\$282,000	2210	0	7	2002	3	11100	N	N	4022 S 170TH ST
009	538100	0320	5/23/03	\$252,000	2350	0	7	1965	4	16700	N	N	3610 S 173RD ST
009	024000	0415	9/3/03	\$212,500	2400	0	7	1953	3	16309	N	N	3540 S 200TH ST
009	156560	0100	10/24/02	\$287,500	2440	0	7	1991	3	12738	Y	N	4257 S 185TH ST
009	023800	0115	6/17/03	\$499,500	2460	750	7	1974	3	38630	Y	Y	4331 S 188TH ST
009	538100	0297	3/27/03	\$240,000	2700	450	7	1918	4	10274	N	N	3912 S 173RD ST
009	537980	5890	5/28/03	\$275,000	3340	0	7	1955	4	12084	N	N	4044 S 175TH ST
009	023900	0512	9/5/03	\$265,000	1120	740	8	1955	3	14632	Y	N	19291 MILITARY RD S
009	395640	0100	3/21/02	\$210,000	1250	940	8	1962	3	7238	N	N	19115 37TH AV S
009	784420	0085	1/4/02	\$218,000	1290	420	8	1959	3	8750	N	N	19244 33RD AV S
009	024000	0240	5/9/03	\$392,000	1340	850	8	1958	3	20200	Y	Y	3514 S 198TH ST
009	023800	0150	9/23/03	\$435,000	1430	700	8	1976	3	32084	Y	Y	4059 S 188TH ST
009	537980	6100	2/27/02	\$214,000	1520	840	8	1983	3	9646	N	N	17521 MILITARY RD S
009	784420	0375	6/4/02	\$417,000	1530	1020	8	1967	3	9620	Y	Y	3415 S 194TH ST
009	784420	0495	9/16/02	\$270,400	1560	1370	8	1972	4	8748	N	N	3718 S 194TH ST
009	538040	0010	10/18/02	\$220,000	1580	0	8	1969	3	8700	N	N	16822 33RD AV S
009	177620	0080	11/20/02	\$247,000	1640	0	8	2002	3	10248	N	N	4458 S 188TH PL
009	177620	0010	7/19/02	\$322,000	1650	910	8	2002	3	8999	N	N	4418 S 188TH PL
009	184020	0060	5/16/03	\$230,000	1740	1020	8	1963	3	9000	Y	N	17915 50TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	Vie w	Water-front	Situs Address
009	177620	0070	5/9/03	\$276,495	1780	0	8	2002	3	7694	Y	N	4446 S 188TH PL
009	185350	0230	8/15/02	\$267,000	1830	0	8	1993	3	11100	Y	N	4824 S 177TH CT
009	342304	9268	12/2/02	\$271,000	1840	0	8	1962	4	9884	N	N	5048 S 179TH ST
009	177620	0020	8/27/02	\$308,000	1890	710	8	2002	3	7808	N	N	4422 S 188TH PL
009	885805	0130	3/3/03	\$275,500	1940	0	8	1994	3	7653	N	N	17816 50TH PL S
009	784420	0030	11/21/02	\$324,950	1960	0	8	2002	3	9199	N	N	19239 33RD AV S
009	177620	0060	5/12/03	\$287,950	2030	0	8	2002	3	7685	Y	N	4442 S 188TH PL
009	024000	0096	8/12/03	\$289,950	2050	0	8	2003	3	7200	N	N	19772 40TH AV S
009	024000	0098	3/19/03	\$262,500	2050	0	8	2002	3	7200	N	N	19790 40TH AV S
009	024000	0082	5/23/03	\$306,000	2130	0	8	2003	3	7200	N	N	19764 40TH AV S
009	024000	0097	4/3/03	\$278,000	2130	0	8	2003	3	7200	N	N	19782 40TH AV S
009	538100	0390	3/27/02	\$284,500	2170	0	8	2001	3	10000	N	N	3605 S 173RD ST
009	177620	0050	11/27/02	\$324,000	2240	0	8	2002	3	7456	Y	N	4438 S 188TH PL
009	885805	0150	1/25/02	\$315,000	2240	0	8	1994	3	10752	N	N	17824 50TH PL S
009	023800	0043	3/27/02	\$281,950	2240	0	8	2001	3	9073	Y	N	4465 S 190TH ST
009	023800	0042	7/24/02	\$277,950	2240	0	8	2001	3	8939	Y	N	4445 S 190TH ST
009	177620	0030	9/27/02	\$295,000	2250	0	8	2002	3	8100	N	N	4426 S 188TH PL
009	024000	0357	10/1/02	\$289,950	2270	0	8	2002	3	7350	N	N	19840 32ND AV S
009	185350	0050	8/8/03	\$300,000	2280	0	8	1994	3	7082	N	N	17750 50TH CT S
009	177620	0040	10/21/02	\$298,000	2380	0	8	2002	3	7245	N	N	4432 S 188TH PL
009	024000	0005	7/24/02	\$492,500	2460	0	8	1988	3	14747	Y	Y	19647 MILITARY RD S
009	024000	0354	5/30/02	\$299,950	2530	0	8	2002	3	9100	N	N	19850 32ND AV S
009	538100	0422	12/17/03	\$319,000	2570	0	8	2001	3	7487	N	N	17322 39TH LN S
009	538100	0422	1/3/02	\$291,950	2570	0	8	2001	3	7487	N	N	17322 39TH LN S
009	023900	0145	9/24/02	\$665,000	2580	960	9	1992	3	11106	Y	Y	19445 MILITARY RD S
009	024000	0060	2/11/03	\$418,000	3370	0	9	1987	3	13350	Y	N	19729 40TH PL S

Improved Sales Removed from this Annual Update Analysis

Area 50

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082204	9067	10/10/03	\$100,000	%NetCond Prevlmp<=10K
002	092204	9179	9/10/02	\$140,130	RELATED PARTY, FRIEND, OR NEIGHBOR
002	175300	0050	1/8/03	\$245,000	GOVERNMENT AGENCY
002	175300	0050	8/28/03	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	200800	0310	10/2/03	\$170,000	DIAGNOSTIC OUTLIER
002	200820	0060	10/21/03	\$135,000	DIAGNOSTIC OUTLIER
002	200900	0970	1/8/03	\$86,090	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	294600	0530	2/10/03	\$173,480	DIAGNOSTIC OUTLIER
002	294600	2458	7/23/03	\$182,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	294600	2815	3/26/02	\$229,000	RELOCATION - SALE BY SERVICE
002	294600	2815	3/5/02	\$229,000	RELOCATION - SALE TO SERVICE
002	294600	3290	3/26/02	\$153,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	3505	9/12/03	\$33,504	QUIT CLAIM DEED;
002	294600	4269	10/16/03	\$265,950	%Compl ActivePermitBeforeSale>25K
002	344500	0245	2/4/02	\$179,839	QUIT CLAIM DEED
002	501820	0025	6/30/03	\$180,000	DIAGNOSTIC OUTLIER
002	501820	0160	10/17/03	\$196,578	DIAGNOSTIC OUTLIER
002	501820	0160	6/18/03	\$188,976	EXEMPT FROM EXCISE TAX
002	508300	0045	4/2/03	\$74,000	QUIT CLAIM DEED;
002	508300	0355	12/8/03	\$175,000	DIAGNOSTIC OUTLIER
002	612360	0175	11/17/03	\$71,100	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
002	768620	2980	9/3/02	\$232,000	GOVERNMENT AGENCY
002	768620	2980	3/6/03	\$205,000	GOVERNMENT AGENCY
002	768620	3420	10/3/02	\$152,682	GOVERNMENT AGENCY
002	768620	3420	3/10/03	\$152,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	768620	4120	1/6/03	\$45,000	STATEMENT TO DOR DORRatio
002	768620	4830	3/7/02	\$97,000	EXEMPT FROM EXCISE TAX
002	768620	5130	8/11/03	\$182,000	GOVERNMENT AGENCY
002	768620	5130	12/30/03	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	768620	5470	11/21/03	\$133,855	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789320	0710	12/4/02	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	0922	8/15/03	\$132,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	1055	4/9/02	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	3975	5/19/03	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	789320	4696	6/24/03	\$212,000	RELOCATION - SALE BY SERVICE
002	789320	5600	1/31/02	\$55,312	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789320	6225	9/9/02	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789320	7755	9/15/03	\$142,500	QUIT CLAIM DEED
002	789320	7800	8/19/02	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	789320	7800	4/12/02	\$153,308	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	789320	8015	4/26/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789380	0598	10/24/02	\$48,241	QUIT CLAIM DEED;
002	789380	0598	12/31/02	\$46,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789380	2130	6/1/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	2896	6/2/03	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	3921	11/1/02	\$183,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	789380	4135	12/19/03	\$375,000	Obsol
002	789380	5650	8/26/02	\$229,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	5790	9/14/03	\$150,000	NON-REPRESENTATIVE SALE
002	789380	8010	10/10/03	\$218,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	859390	0090	4/26/02	\$200,000	NON-REPRESENTATIVE SALE
002	864400	0060	3/12/02	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	864400	0150	3/25/02	\$204,500	Obsol
002	931530	0130	11/17/02	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	931530	0130	5/31/02	\$134,300	EXEMPT FROM EXCISE TAX
002	931530	0260	4/8/02	\$110,666	EXEMPT FROM EXCISE TAX
008	013400	0055	4/1/03	\$125,000	NON-REPRESENTATIVE SALE
008	052204	9061	12/11/03	\$199,950	DIAGNOSTIC OUTLIER
008	052204	9119	6/22/03	\$237,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	085380	0150	10/22/03	\$57,224	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
008	085400	0085	1/28/03	\$229,900	RELOCATION - SALE BY SERVICE
008	085400	0085	1/28/03	\$229,900	RELOCATION - SALE TO SERVICE
008	122550	0080	10/15/02	\$240,000	GOVERNMENT AGENCY
008	202304	9267	8/8/03	\$86,830	QUIT CLAIM DEED;
008	259716	0180	11/20/02	\$214,000	EXEMPT FROM EXCISE TAX
008	259716	0270	6/6/02	\$178,838	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	278140	0120	6/28/02	\$165,000	EXEMPT FROM EXCISE TAX
008	278140	0120	10/28/02	\$200,000	QUESTIONABLE PER SALES IDENTIFICATION
008	292304	9104	1/2/03	\$520,000	NON-REPRESENTATIVE SALE
008	292304	9326	9/25/02	\$175,000	UnFinArea
008	292304	9392	6/20/02	\$56,435	QUIT CLAIM DEED;
008	292304	9455	12/18/03	\$85,947	QUIT CLAIM DEED;
008	322304	9052	5/18/02	\$156,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	322304	9110	7/23/02	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	391740	0135	7/29/03	\$130,000	%NetCond
008	443880	0115	5/28/02	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	520620	0020	3/18/03	\$88,682	QUIT CLAIM DEED;
008	520620	0030	8/29/02	\$90,000	DORRatio
008	524540	0135	1/9/03	\$165,000	CONTRACT OR CASH SALE
008	524540	0145	2/21/03	\$78,968	PARTIAL INTEREST (103, 102, Etc.) DORRatio
008	524560	0005	8/21/03	\$119,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	611220	0030	4/25/02	\$168,950	DIAGNOSTIC OUTLIER
008	612180	0030	5/29/03	\$173,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	612240	0015	11/15/02	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	612240	0030	2/12/02	\$44,920	QUIT CLAIM DEED;
008	612360	0095	10/14/02	\$162,500	RELATED PARTY, FRIEND, OR NEIGHBOR
008	612360	0290	6/26/03	\$183,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	719440	0070	6/18/02	\$191,500	GOVERNMENT AGENCY
008	778990	0050	3/26/03	\$197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	795760	0070	5/5/03	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	795760	0145	4/9/02	\$160,000	UnFinArea
008	809180	0140	9/9/02	\$55,741	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	809780	0010	6/28/02	\$195,000	UnFinArea
008	943240	0010	8/28/02	\$24,007	STATEMENT TO DOR DORRatio
008	955880	0120	8/14/03	\$157,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	023640	0070	10/21/02	\$158,000	UnFinArea
009	023800	0021	1/31/03	\$105,000	DIAGNOSTIC OUTLIER
009	023800	0021	7/25/02	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	023800	0068	9/19/02	\$131,964	DORRatio
009	023800	0100	6/18/02	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	023800	0198	9/10/03	\$440,000	%Compl ActivePermitBeforeSale>25K
009	023800	0240	10/24/03	\$30,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	024000	0058	12/3/02	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	024000	0081	11/24/03	\$322,000	%Compl ActivePermitBeforeSale>25K
009	024000	0130	2/12/02	\$427,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	024000	0135	10/14/03	\$650,000	No Representation
009	024000	0185	11/10/03	\$525,000	ImpCount
009	024000	0266	7/25/02	\$143,000	QUESTIONABLE PER APPRAISAL
009	024000	0345	8/2/02	\$286,000	ImpCount
009	024000	0435	8/18/02	\$144,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	100300	0040	2/20/03	\$174,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	100340	0105	5/28/02	\$140,000	DIAGNOSTIC OUTLIER
009	100340	0225	3/20/02	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	100340	0225	1/11/02	\$133,000	FORCED SALE
009	100380	0036	12/20/03	\$86,613	QUIT CLAIM DEED;
009	184000	0070	4/1/03	\$199,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	184020	0015	8/16/02	\$163,950	DIAGNOSTIC OUTLIER
009	184020	0050	11/27/02	\$230,200	RELATED PARTY, FRIEND, OR NEIGHBOR
009	207680	0190	10/29/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	342304	9222	10/15/02	\$135,000	DIAGNOSTIC OUTLIER
009	342304	9287	3/14/03	\$149,500	DIAGNOSTIC OUTLIER
009	432720	0055	3/26/03	\$188,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	443500	0120	2/15/02	\$56,755	QUIT CLAIM DEED DORRatio
009	443500	0250	5/9/03	\$210,000	DIAGNOSTIC OUTLIER
009	443500	0490	7/23/02	\$159,000	Obsol UnFinArea
009	443500	0580	4/1/03	\$187,255	BANKRUPTCY - RECEIVER OR TRUSTEE
009	443500	0655	7/28/03	\$227,500	DIAGNOSTIC OUTLIER
009	443560	0015	12/3/02	\$65,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	443560	0165	4/25/02	\$86,000	QUIT CLAIM DEED;
009	537980	0765	3/12/03	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	537980	0840	7/28/02	\$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	537980	1178	11/17/03	\$285,000	%Compl ActivePermitBeforeSale>25K
009	537980	1179	12/8/03	\$354,000	%Compl ActivePermitBeforeSale>25K
009	537980	1469	1/28/02	\$185,350	ImpCount
009	537980	1610	2/28/02	\$113,000	UnFinArea
009	537980	3665	10/21/02	\$127,825	EXEMPT FROM EXCISE TAX
009	537980	3725	11/3/03	\$304,950	%Compl ActivePermitBeforeSale>25K
009	537980	3760	10/24/02	\$166,800	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	537980	3790	12/11/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	537980	3925	7/1/03	\$162,000	CORRECTION DEED
009	537980	4884	10/20/03	\$313,000	%Compl ActivePermitBeforeSale>25K
009	537980	4973	7/29/03	\$267,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	537980	5021	9/30/03	\$320,000	%Compl ActivePermitBeforeSale>25K
009	537980	5023	9/18/03	\$294,000	%Compl ActivePermitBeforeSale>25K
009	537980	5035	9/22/03	\$254,950	MOBILE HOME %Compl ActivePermitBeforeSale>25K
009	537980	5035	12/10/02	\$71,000	MOBILE HOME %Compl DORRatio
009	537980	5160	7/18/02	\$173,000	DIAGNOSTIC OUTLIER
009	537980	5211	6/26/02	\$51,916	STATEMENT TO DOR DORRatio
009	537980	5260	12/18/03	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	537980	6040	4/29/02	\$128,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	537980	6290	10/24/03	\$147,500	UnFinArea
009	537980	6463	6/20/03	\$187,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	538100	0025	8/12/02	\$135,000	DIAGNOSTIC OUTLIER
009	538100	0256	11/5/03	\$299,950	%Compl ActivePermitBeforeSale>25K
009	538100	0257	12/18/03	\$294,950	%Compl ActivePermitBeforeSale>25K
009	538100	0465	11/16/03	\$143,000	QUIT CLAIM DEED;
009	714740	0155	6/2/03	\$159,950	1031 TRADE
009	714760	0215	7/22/02	\$48,186	STATEMENT TO DOR DORRatio
009	714760	0275	8/7/02	\$145,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	714800	0230	4/10/03	\$199,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	714830	0120	11/8/02	\$168,000	DIAGNOSTIC OUTLIER
009	714850	0045	10/11/02	\$52,230	QUIT CLAIM DEED;
009	714850	0075	3/19/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	768400	0020	9/23/03	\$385,000	DIAGNOSTIC OUTLIER
009	784420	0085	1/7/02	\$218,000	RELOCATION - SALE BY SERVICE
009	784420	0165	10/22/02	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	885810	0010	10/24/03	\$150,400	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 50

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	023800	0196	03/24/03	118000	12548	N	N
9	023800	0197	03/07/03	120000	12825	N	N
9	023800	0198	02/16/03	132888	12825	N	N
9	024000	0006	07/18/02	85000	10059	Y	N
8	292304	9335	04/10/02	45000	55756	N	N
2	294600	4269	01/22/03	40000	13425	N	N
9	537980	3725	02/20/03	55000	7563	N	N
9	537980	3840	09/16/02	80000	13700	N	N
9	537980	5892	06/27/02	62000	5892	N	N
9	538100	0340	06/27/03	120000	27500	N	N
2	768620	5795	01/22/03	50000	17500	N	N
9	784420	0030	05/01/02	65000	9199	N	N
2	789380	7435	05/20/02	79500	8400	N	N
2	789380	7725	11/17/03	70000	5375	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 50

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	100340	0080	01/14/02	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE; PLOTTAGE;
9	784420	0250	08/02/03	208375	IMP. CHARACTERISTICS CHANGED SINCE SALE;



**King County
Department of Assessments**

King County Administration Bldg.
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Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr